

FREEHOLD



37 DALTON FIELDS LANE, DALTON-IN-FURNESS, LA15 8NZ

£240,000

FEATURES

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|---|--|
| Well Presented Modern Semi-Detached | Lounge With Gas Fire |
| Ideal Young Family Purchaser | Fitted Kitchen/Dining Room |
| Popular Location Close To Shops & Schools | Three Bedrooms - En-Suite Master Bedroom |
| Gas CH System & UPVC DG | Bathroom & Ample Parking |
| Hallway & Cloaks/WC | Superb Rear Garden |



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Off Road
Parking



Realistically priced modern semi-detached home, ideally suited to first-time buyers and young families, occupying a popular and convenient location with excellent access to surrounding villages, Dalton town centre, local amenities, schools and transport links. The property benefits from generous off-road parking to the side, together with a private, enclosed rear garden providing a pleasant outdoor space for relaxation and entertaining. Internally, the well-presented accommodation comprises of entrance hallway, cloakroom/WC, lounge and modern fitted kitchen to the ground floor. To the first floor are three bedrooms, including master bedroom with en-suite shower room, together with a family bathroom. Externally, the side driveway provides ample parking and leads to the entrance door with the rear being a private, enclosed split-level garden, incorporating both paved patio and lawned areas. The property further benefits from a gas central heating system and uPVC double glazing throughout with early viewing being highly recommended.

PVC door with glazed inserts opening into:

ENTRANCE HALLWAY

UPVC double glazed window to side, door to lounge and door to:

CLOAKS/WC

Two-piece suite comprising of WC and wash hand basin and uPVC double glazed window to front.

LOUNGE

14' 8" x 12' 3" (4.47m x 3.73m) widest points
Modern coal-effect living flame gas fire set within an attractive fireplace surround, uPVC double glazed window to front providing plenty of natural light and double doors to:

KITCHEN/DINING ROOM

9' 10" x 15' 4" (3m x 4.67m)
Fitted with a good range of gloss white base, wall and drawer units with contrasting work surface over incorporating stainless steel, one and a half bowl sink and drainer with mixer tap and tiled splash backs. Integrated electric oven and hob with cooker hood over and space and plumbing for washing machine and dryer. UPVC double glazed window to rear, glazed doors and tiled floor. Wall mounted boiler for the hot water and heating system.

FIRST FLOOR LANDING

Access to all upper rooms, storage cupboard and uPVC double glazed window to side.

MASTER BEDROOM

13' 4" x 8' 10" (4.06m x 2.69m)
Double room offering a bright and comfortable space, with uPVC double glazed window providing plenty of natural light and pleasant views, radiator and door to en-suite.

EN-SUITE

Fitted with a modern corner shower enclosure, WC and wash hand basin. Wood-effect flooring, frosted uPVC double glazed window and heated towel radiator.

BEDROOM

11' 0" x 8' 9" (3.35m x 2.67m)
Further double room with radiator and uPVC double glazed window providing plenty of natural light, with a pleasant outlook over the rear garden.



BEDROOM

7' 9" x 6' 4" (2.36m x 1.93m)

Single room with radiator and uPVC double glazed window providing good natural light.

BATHROOM

Fitted with a panelled bath, pedestal wash hand basin and WC. Tiled walls with decorative detailing and uPVC double glazed frosted window providing natural light and privacy.

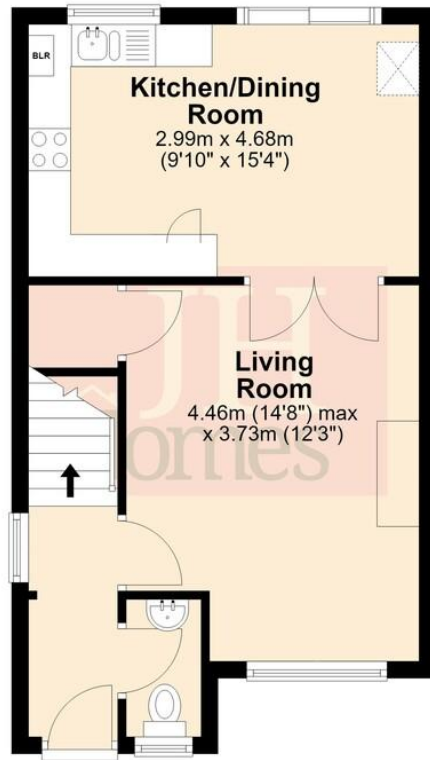
EXTERIOR

The property benefits from a generous, private enclosed rear garden, thoughtfully arranged with a combination of paved patio areas and well-maintained lawn, providing plenty of space for outdoor dining, entertaining and relaxation. The rear garden also features established planted borders, mature shrubs and a useful timber garden room/summerhouse, together with a further paved seating area. The enclosed layout provides a good degree of privacy and makes this a particularly practical outdoor space for families. A substantial paved driveway runs alongside the property, providing excellent off-road parking.



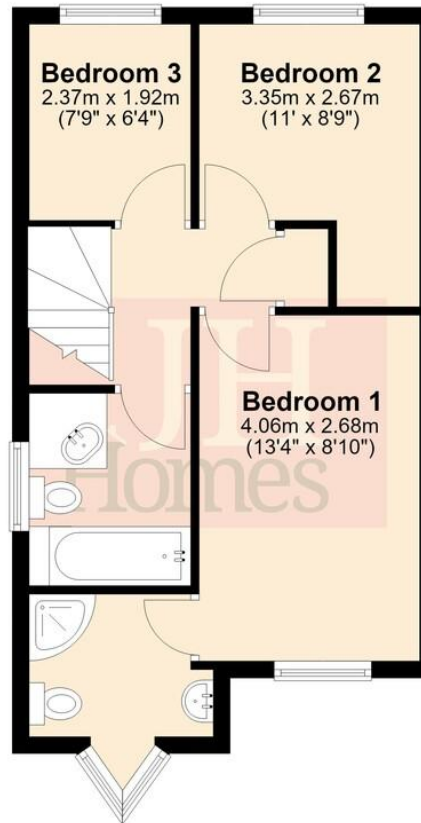
Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Add text here

PLEASE NOTE: Add text here

DIRECTIONS:

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Abbey Road and immediate left into Cemetery Hill. Follow the road into Newton Road, passed the Newton Arms, turning left into Coniston Avenue and first left into Ruskin Avenue. Turn right into Dalton Fields Lane with the property being found on your left-hand side. The property can be found by using the following 'What Three Words' <https://w3w.co/strategy.advantage.crafted>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

