

FREEHOLD



2 LEVELS CLOSE, DALTON-IN-FURNESS, LA15 8UQ

£335,000

FEATURES

Superior Elevated Extended Detached Home

Ideal Family Home Buyer

Well Updated By Current Owner

Gas CH System & uPVC DG

Hallway, Cloaks/WC & Lounge

Sitting Room & uPVC Conservatory

Modern Kitchen, Breakfast Room & Dining Room

Three Double Bedrooms & Bathroom

Fine Gardens To Front, Side & Rear

Driveway & Attached Garage



Garage,
Off Road
Parking



Occupying an enviable elevated position on the highly sought-after Tantabank Estate, this beautifully presented and substantially extended detached residence enjoys attractive views towards Dalton-in-Furness and offers generous, versatile accommodation perfectly suited to modern family living. Ideally located just moments from surrounding villages, the railway station, town centre, highly regarded schools, local amenities and excellent transport links, the property combines a peaceful residential setting with everyday convenience. The neighbouring towns of Barrow-in-Furness and Ulverston are also within easy reach. Set within generous gardens to the front, side and rear, the home benefits from a private driveway providing ample off-road parking, together with an attached garage. The well-maintained grounds offer excellent outdoor space for families, entertaining and gardening enthusiasts alike. Internally, the accommodation is both spacious and adaptable, with modern contemporary décor and lighting throughout, comprising of a welcoming entrance hallway, cloakroom/WC, elegant lounge featuring a living-flame gas fire, separate sitting room, and a bright uPVC conservatory overlooking the gardens. The heart of the home is the stylish, modern fitted kitchen, complete with integrated appliances, complemented by both a breakfast room and a formal dining room, providing superb spaces for everyday living and entertaining. To the first floor are three generously proportioned double bedrooms and a well-appointed family bathroom. Further benefits include a gas central heating system, uPVC double glazing throughout, and a high standard of presentation that allows prospective purchasers to move straight in and enjoy all that this wonderful home has to offer. Offering space, comfort, versatility and a prime residential location, this outstanding family home presents a rare purchasing opportunity and is strongly recommended for early viewing.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Entrance door with matching side glazed panel, wood laminate flooring and a radiator. Provides access to lounge, kitchen and cloaks/WC, plus stairs to the first floor.

CLOAKS/WC

Modern two-piece suite comprising of WC and wash hand vanity basin, plus uPVC double glazed window to the side.

LOUNGE

13' 3" x 12' 0" (4.04m x 3.66m)

Coal effect living flame gas fire with marble effect back and plinth and pine-stained feature surround. UPVC double glazed window to the front, wood laminate flooring and radiator. Feature archway to:

SITTING ROOM

11' 9" x 8' 5" (3.58m x 2.57m)

Double glazed sliding patio doors to the conservatory, wood laminate flooring and radiator.

UPVC CONSERVATORY

12' 4" x 10' 7" (3.76m x 3.23m)

Radiator, uPVC double glazed windows and external doors to rear garden.

KITCHEN

9' 7" x 11' 11" (2.92m x 3.63m)

Fitted with a breakfast bar and a range of base, wall and drawer units with wood grain effect worktop over, incorporating single drainer sink with mixer tap and splash back tiling. Matching units extending into the breakfast room, electric oven, electric hob, extractor hood, dishwasher, microwave and built in washing machine. Complete with uPVC double glazed window to the rear garden and tiled flooring. Open to:

BREAKFAST ROOM

11' 6" x 8' 5" (3.51m x 2.57m)

Matching units from kitchen including glazed display units, wine and plate racks. Breakfast bar, matching flooring, radiator and uPVC external door with matching side window to the rear garden. Double doors to:

DINING ROOM

9' 8" x 9' 9" (2.95m x 2.97m)

UPVC double glazed window to the front, wood laminate flooring and radiator.

FIRST FLOOR LANDING

Provides access to all upper rooms.

BEDROOM

13' 4" x 9' 5" (4.06m x 2.87m)

Radiator and uPVC double glazed window to the front.

BEDROOM

9' 10" x 12' 0" (3m x 3.66m) max

UPVC double glazed window to the rear and radiator.

BEDROOM

9' 10" x 10' 1" (3m x 3.07m) max

Fitted furniture as viewed included and uPVC double glazed window to the rear.

BATHROOM

Three-piece suite comprising of WC, wash hand basin, and bath with shower above. Storage cupboard, tiling to walls and uPVC frosted glazed window to the front.

EXTERIOR

The property is set on a good-sized plot with ample parking, giving access to the garage and entrance door. Plus lawned gardens to the front, side and rear.

GARAGE

Up'n'over door, light and power points and pedestrian door to the rear. Also has the benefit of a water supply.



Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

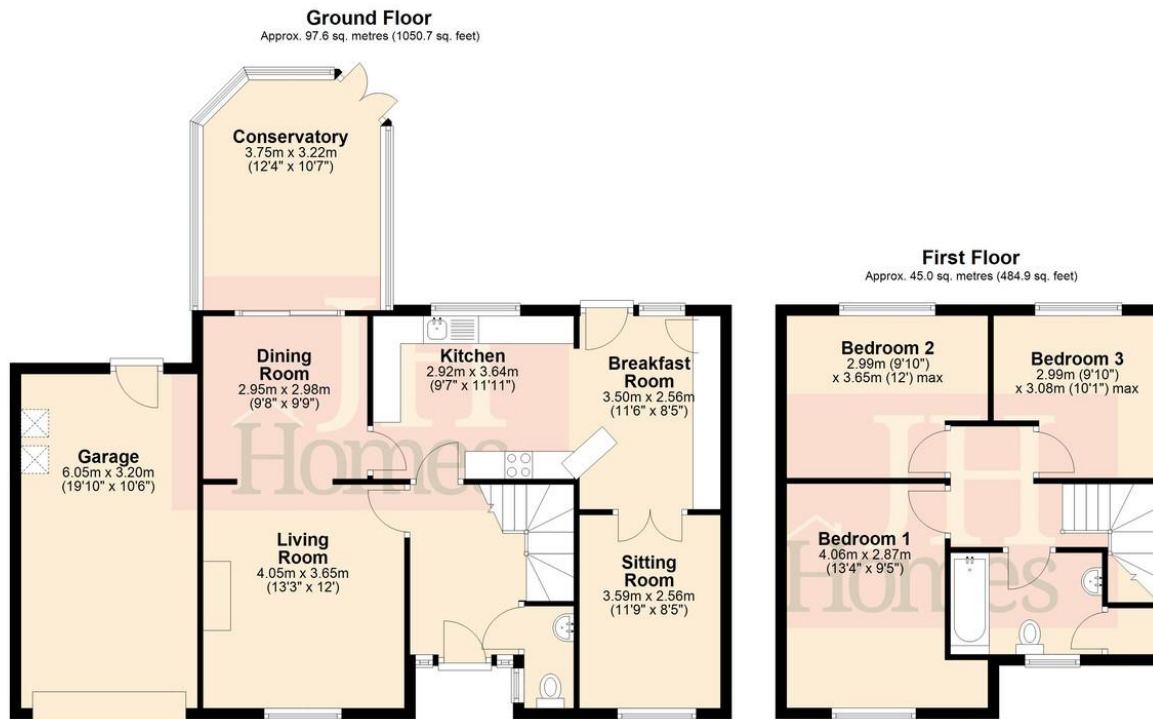
DIRECTIONS:

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Station Road, follow the road round and over the railway bridge, taking your first left into Tantabank. Take your first left into Rusland Drive and turn right into Levens Close.

The property can be found by using the following "What Three Words":

<https://w3w.co/cave.hatter.scaffold>

EPC TO FOLLOW



Total area: approx. 142.7 sq. metres (1535.6 sq. feet)



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.