

FREEHOLD



22 LINDAL CLOSE, DALTON-IN-FURNESS, CUMBRIA, LA15 8NL

£210,000

FEATURES

Family Sized Semi-Detached

Extended Accommodation

Head Of Quiet Cul-De-Sac Location

Gas CH System & uPVC DG

Entrance Porch & Lounge With Gas Fire

Dining Room & Modern Kitchen

Utility Area & Cloaks/WC

Three Bedrooms & Luxury Shower Room

Low Maintenance Gardens & Workshop

No Onward Chain



1



2



3



Off Road
Parking



charming entrance porch that leads into a bright and inviting lounge, featuring a stylish log-effect living flame gas fire and attractive wood-effect laminate flooring. From here, stairs rise to the first floor, while internal doors lead through to a well-proportioned dining room, which in turn provides access to the utility area and cloakroom/WC. The dining space flows seamlessly into a contemporary fitted kitchen, creating an ideal setting for both everyday living and entertaining. The first floor hosts three generously sized bedrooms, including a principal bedroom with fitted wardrobes, alongside a beautifully appointed, modern shower room finished to a high standard. To the rear, the driveway extends through a charming wooden latch gate, offering both enhanced privacy and convenient access to the enclosed garden. Further benefits include a gas central heating system and uPVC double glazing throughout, ensuring comfort and efficiency all year round. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer. Ideally situated, the property also provides easy access to the nearby towns of Barrow-in-Furness and Ulverston, making it perfectly suited for commuters and families seeking both convenience and tranquillity.

Accessed through a PVC door into:

ENTRANCE PORCH

Entrance door, storage area and door to:

LOUNGE

15' 5" x 14' 8" (4.7m x 4.47m)

Feature fireplace with gas fire, modern contemporary décor, wood laminate flooring, radiator and uPVC double glazed windows to the front. Door and stairs to first floor, plus door to:

DINING ROOM

11' 10" x 14' 8" (3.61m x 4.47m)

Space for a dining table, modern décor, breakfast bar from kitchen and radiator. Door to utility area and open to:

KITCHEN

7' 1" x 13' 11" (2.16m x 4.24m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. Two uPVC double glazed windows to the rear, electric hob, extractor hood, electric double under-counter oven, plumbing for a washing machine, space for a dryer and fridge, and external door to the side garden.

UTILITY AREA

2' 10" x 6' 8" (0.87m x 2.05m)

UPVC double glazed window to the side and folding door to:

CLOAKS/WC

Two-piece suite comprising of a WC and wash hand basin.

FIRST FLOOR LANDING

Access to all upper rooms and uPVC double glazed window to the side.

BEDROOM

15' 1" x 8' 2" (4.6m x 2.49m)

Radiator, fitted wardrobes and uPVC double glazed window to the front.

BEDROOM

10' 8" x 8' 3" (3.25m x 2.51m)

UPVC double glazed window to the rear and radiator.



BEDROOM

10' 0" x 6' 0" (3.05m x 1.83m)

Storage cupboard housing combination boiler for the heating and hot water systems, uPVC double glazed window to the front and radiator.

SHOWER ROOM

Modern three-piece suite comprising of a WC, wash hand vanity basin and shower cubicle. Tiling, heated towel rail and uPVC double glazed window to the rear.

EXTERIOR

The property is set with parking and a low maintenance garden to the front, giving access to the entrance door and to the low maintenance rear garden, which is enclosed for privacy considerations and enjoys a sunny aspect.

WORKSHOP

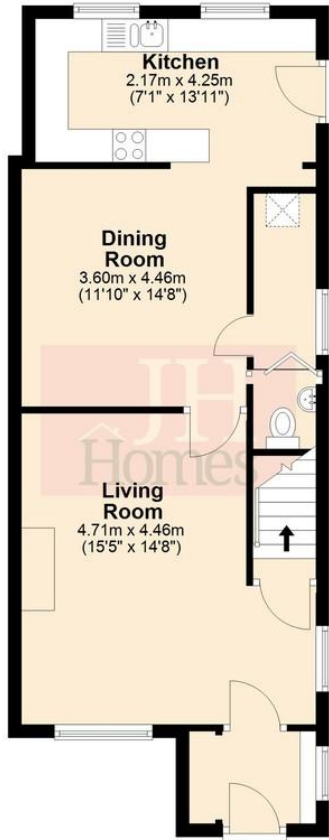
17' 5" x 8' 3" (5.31m x 2.51m)

Window and storage space.



Ground Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



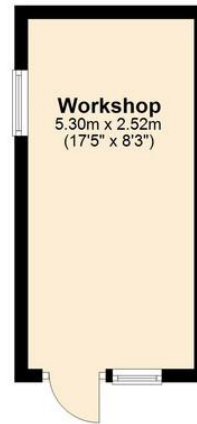
First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Outbuilding

Approx. 13.4 sq. metres (143.8 sq. feet)



Total area: approx. 101.0 sq. metres (1087.1 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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 Abbey Road and immediate left into Cemetery Hill. Follow the road into Newton Road, past the Newton Arms and before Newton Crossroads turn left into Calder Drive, left into Bowness Road and into Langdale Crescent. Take your first right into Lindal Close and the property is on your right-hand side. It can also be found by using the following "What Three Words": <https://w3w.co/elephant.newer.stews>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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.

