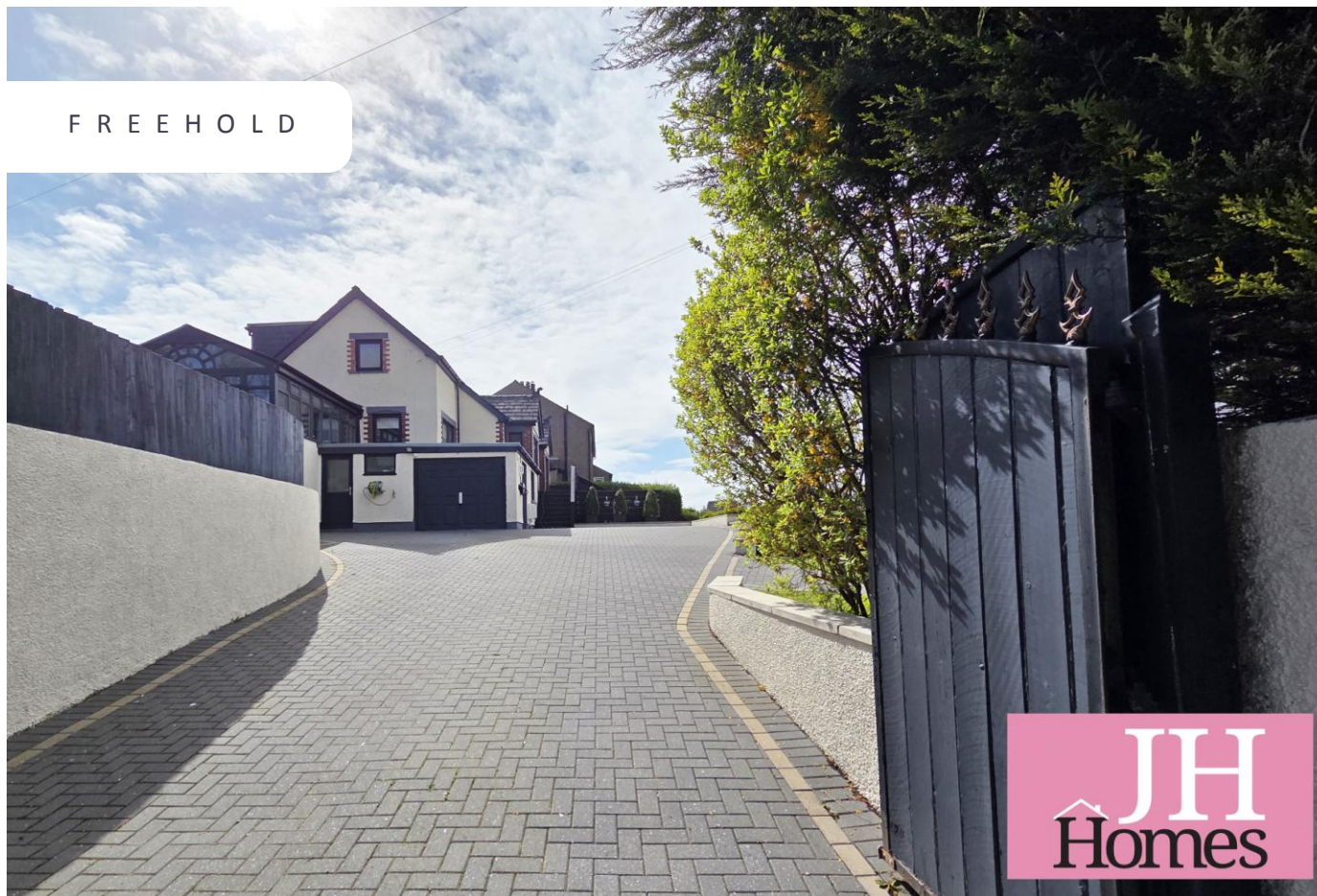


FREEHOLD



NEWHOLME GREYSTONE LANE, DALTON-IN-FURNESS, LA15 8PX

£499,000

FEATURES

Imposing Detached Family Home

Favourable Corner Plot

Gardens & Ample Parking

Gas CH System & uPVC DG

Hallway, Lounge & Dining Room

Gym (Former Garage)

Family Kitchen & Sun Room

Four Bedrooms,
Bathroom & Shower Room

Walking Distance To Town Centre

Early Inspection Strongly Recommended



2



3



4



Garage,
Off Road
Parking &
Electric
Charging
Point



A superb opportunity to acquire an imposing, extended detached family home, enjoying a highly convenient and sought-after central Dalton location. The property benefits from ample off-road parking, beautifully maintained private gardens, and fine open views across Dalton towards Black Combe. The home has been tastefully renovated and extended, successfully blending original character features with modern living. Improvements include uPVC double glazing, gas central heating system, ambient décor and lighting throughout, and a stunning family kitchen/dining room fitted with integral appliances and opening into a bright sun room, creating an excellent space for both everyday living and entertaining. Accommodation briefly comprises: To the ground floor, a traditional entrance hallway. Lounge, dining room, impressive family kitchen/dining room, sun room, ground floor bedroom and bathroom. To the first floor, three well-proportioned bedrooms and a modern house shower room. Externally, the property enjoys immaculate, well-developed gardens to three sides, with decking and patio areas that benefit from sunshine throughout most of the day. Double doors from both the kitchen and sun room provides seamless indoor-outdoor living. There is extensive off-road parking, leading to the gym and garden store. The location offers excellent access to all local amenities, including family-friendly public houses, restaurants, and a Co-Op supermarket. Dalton also benefits from rail connections to Barrow-in-Furness and Ulverston, with onward services to Manchester Airport. This impressive family home can only be fully appreciated by viewing, which is highly recommended.

Accessed through a PVC door with glass inserts into:

HALLWAY

Stunning entrance to this fine home with entrance door and wooden flooring. Provides access to lounge, dining room, kitchen, ground floor bedroom, bathroom and stairs to the first floor.

LOUNGE

26' 7" x 11' 10" (8.1m x 3.61m)
Two uPVC double glazed French style double doors to front and rear gardens plus two radiators.

DINING ROOM

14' 8" x 11' 8" (4.47m x 3.56m)
Radiator, understairs storage and uPVC French style double glazed double doors to front decking.

FAMILY KITCHEN/BREAKFAST ROOM

18' 9" x 11' 1" (5.72m x 3.38m)
Fitted with a fantastic range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer and mixer tap and splash back tiling. Dishwasher, breakfast bar, broom cupboards, fridge, freezer, wine cooler and space for a range cooker.
Complete with wooden flooring, radiator and two uPVC double glazed windows to the front and side.
PVC double glazed double doors to:

SUN ROOM

10' 7" x 15' 5" (3.23m x 4.7m)
A fantastic and versatile room with wooden flooring and uPVC double glazed windows to the front and side. Radiator, pastel shaded décor and uPVC French style double glazed double doors to side garden.

BEDROOM

7' 8" x 8' 6" (2.34m x 2.59m)
Two uPVC double glazed windows to the rear and radiator.

BATHROOM

Modern three-piece suite comprising of WC, wash hand basin and bath. Heated towel rail, wooden flooring and uPVC double glazed window to rear.



FIRST FLOOR LANDING

Roof window to front, eaves storage and gives access to three bedrooms and shower room.

BEDROOM

17' 5" x 11' 9" (5.31m x 3.58m)

Fitted furniture as viewed included, radiator, two roof windows to the front and two uPVC double glazed windows to the side and rear.

BEDROOM

17' 5" x 7' 10" (5.31m x 2.39m)

Radiator, fitted wardrobes and two uPVC double glazed windows to the side and rear.

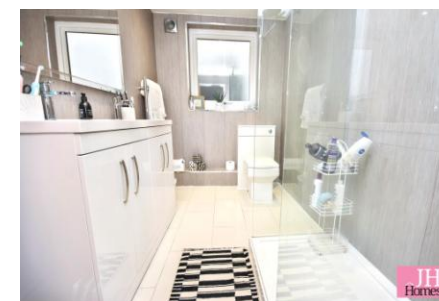
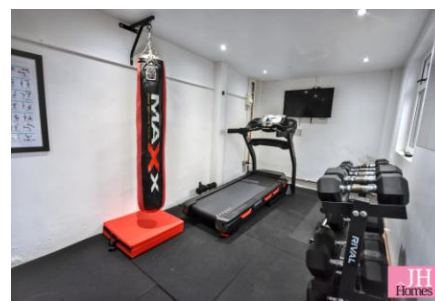
BEDROOM

9' 7" x 12' 0" (2.92m x 3.66m)

UPVC double glazed window to rear and radiator.

SHOWER ROOM

Luxury three-piece suite comprising of WC, wash hand vanity basin and walk-in shower cubicle. Heated towel rail, cladding to walls, extractor fan and double glazed window to rear.







EXTERIOR

To the side of the property, a drive for several vehicles with gated access from Greystone Lane and an electric vehicle charging point. To the front of the property, ample lawned areas with border fencing and hedges and split level timber decked area to/from front entrance door. Raised patio area, workshop and gym to lower floor. Low maintenance garden to rear with established plants, shrubs and trees.

BOILER ROOM

5' 5" x 4' 7" (1.65m x 1.4m)

Gas combi boiler for the heating and hot water system, plumbing for washing machine and light and power points.

GYM

8' 1" x 17' 3" (2.46m x 5.26m)

Former garage accessed via PVC double doors.

STORE

6' 5" x 8' 10" (1.96m x 2.69m)

Light and power points.



Call us on
01229 445004

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

GENERAL INFORMATION

TENURE: Freehold

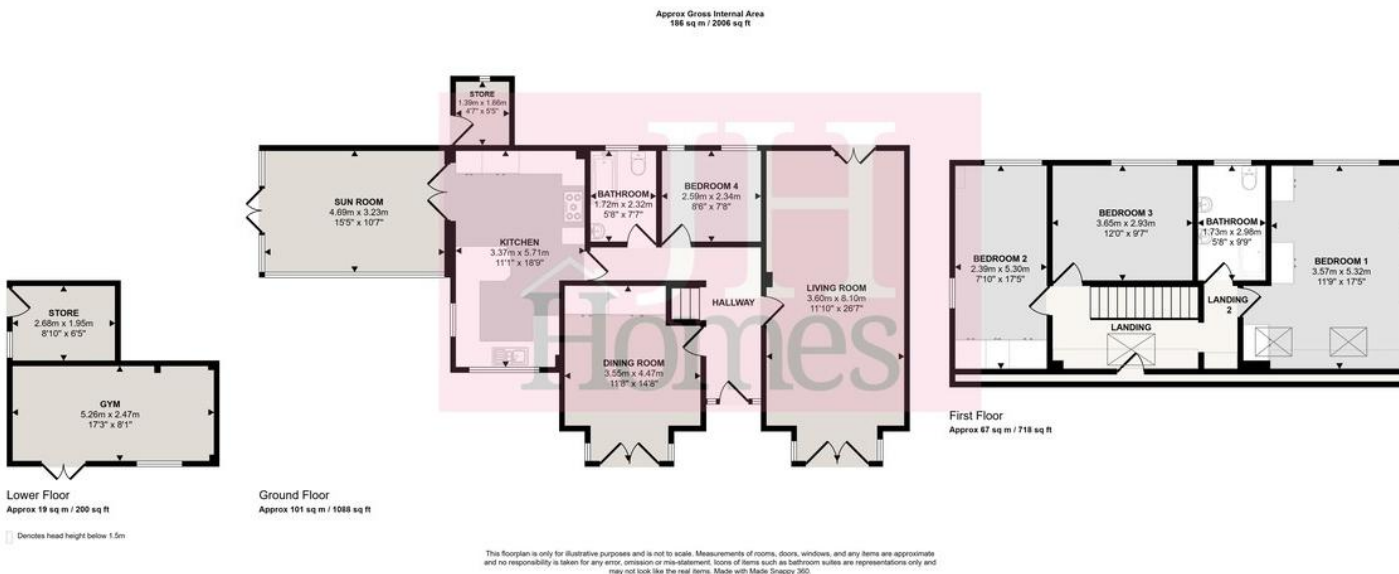
COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Coming from Ulverston Road, continue down the hill into Dalton town centre and past Tudor Square. Continue along Market Street and take your first left into Station Road, follow the road over the railway bridge and the property is on your right hand side. It can also be found by using the following "What Three Words". <https://w3w.co/radiates.wiggly.tour>



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.

