



PROPERTY

Part of the Ulverston Auction Mart Group

9 Pennington Close

Dalton-in-Furness

LA15 8PF

Guide £245,000

Description

A desirable three bedroom semi detached bungalow in a quiet cul-de-sac in Dalton-in-Furness. The property has been well maintained, with no upper chain.

The accommodation comprises: Entrance Hallway, large Reception Room, Kitchen, Conservatory, One Double Bedroom, Two Single Bedrooms and a Family Shower Room.

Externally there is a driveway, garage, patio area, front garden with flower borders, lawned side garden and a good sized rear garden with mature shrubs.

The property has a cosy corner plot at the top of the cul-de-sac, with a convenient footpath alongside the adjacent property to Dendron Close.





Entrance Hallway: A light and airy hallway with a storage cupboard housing the gas meter, a radiator and a door leading into the reception room.

Reception Room: A very large room with a uPVC double glazed bay window overlooking the front garden. The room is an open plan sitting and dining room with a gas fire with marble hearth and surround, and doors leading into the Kitchen and the Hallway.



Hallway: Leading to the Shower Room and all three Bedrooms, with access to the loft via a loft ladder.

Shower Room: A light and airy room with a double shower cubicle with an electric shower, uPVC double glazed window, a sink, toilet, heated towel rail and an airing cupboard.



Kitchen: A modern fitted kitchen with fitted wall and base units, a composite kitchen sink and drainer, a slot in electric hob and cooker, with integrated units including a dishwasher, fridge and freezer and housing for a microwave. There is a uPVC double glazed window overlooking the patio area and double patio doors leading to the conservatory.



Conservatory: A spacious conservatory with uPVC doors and windows, leading onto the patio.

Bedroom One: A large double bedroom with fitted wardrobes and a uPVC double glazed window overlooking the rear garden.

Bedroom Two: A large single bedroom with uPVC double glazed window overlooking the rear garden.



Bedroom Three: A single bedroom with uPVC double glazed window and built in storage, housing the gas boiler.



Outside: The property has a paved driveway leading to the semi-detached garage, providing ample off street parking. The garage has an up and over door and a side pedestrian access. The front of the property has a small front garden with flower borders and a paved path leading to the front door. To the side of the property there is gated access to the patio area, which leads to the side lawned garden and the good sized rear garden with mature shrubs. There is a paved path around the property, which is ideal for access.

Tenure:

Freehold.

Wayleaves/Easement:

The property is sold subject to, and with the benefit of, all rights of way, whether public or private, any existing or proposed wayleaves, easements or quasi easements, whether referred to within these particulars or not.

Services:

The property is connected to mains Electricity, Gas, Water and Drainage.

Local Authority:

Westmorland and Furness Council.

Council Tax:

Band C



Site Plan



Location:

9 Pennington Close is located in the desirable residential area of Dalton-in-Furness.

Inspections:

By appointment only with the selling agent, UAM Property.

Directions:

From Elliscales roundabout on the A590 take the exit into Dalton-in-Furness taking the turning onto Abbey Road, taking the first left onto Cemetery Hill, continuing onto Newton Road. Turn left onto Stainton Drive and 2nd right onto Pennington Close. The property is on your left at the end of the cul-de-sac.



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