

5 DALTON VILLAGE
DALTON
DG11 1DS



DELIGHTFUL DETACHED COTTAGE SITUATED IN A HIGHLY DESIRABLE VILLAGE. LOVELY VIEWS OVER FARMLAND TO THE REAR. DOUBLE GLAZING & ELECTRIC HEATING THROUGHOUT. ACCOMMODATION ENTRANCE VESTIBULE. HALLWAY. LOUNGE. FITTED DINING KITCHEN. BATHROOM. 2 DOUBLE BEDROOMS. SPACIOUS REAR GARDEN. GARDEN SHED. GARAGE WITH 2 ADJOINING STORES. BRICK BUILT OUTHOUSE.

PRICE OFFERS OVER £130,000

ACCOMMODATION

ENTRANCE VESTIBULE

(2.07m x 1.85m)

Entered through a part glazed wooden front door with glazed obscured panel above. Louvre door fronted cupboard housing the electricity meter & fusebox. Shelved cupboard. Hatch to attic. Part glazed inner door with obscured glazed panel above through to hallway.

HALLWAY

Louvre door fronted shelved storage cupboard. Further storage cupboard with coat hooks & shelf. Telephone point. 2 Smoke alarms. Fitted carpet. Electric heater. Doors off to lounge, fitted dining kitchen, bathroom & 2 double bedrooms.

LOUNGE

(5.06m x 3.45m)

A comfortable room with double glazed sash-case window to the front elevation. Venetian blinds. Curtains. Traditional open coal fire set within a tiled surround. Shelved alcove. Television point. Telephone point. Fitted carpet. Electric heater.

FITTED DINING KITCHEN

(4.15m x 3.75m)

With a generous supply of wall & base units incorporating a stainless steel double drainer sink unit with chrome mixer taps. Electric cooker point. Plumbed for automatic washing machine. Airing cupboard housing the hot water tank. Fluorescent striplight. Fitted carpet. Electric heater. Part glazed rear door leading out to the rear garden.

BATHROOM

(2.62m x 2.16m)

Comprising of white bath, wash-hand basin & W.C. Mira sport shower over the bath. Freestanding heated towel rail. Chrome towel rail. Mirror. Shaverpoint with light. Partially tiled walls. Louvre door fronted storage cupboard. Obscured window to the rear. Vinyl non slip flooring. Wall mounted heater.

BEDROOM 1

(4.95m x 3.85m)

A good sized room with double glazed sash-case window overlooking the front elevation. Venetian blinds. Curtains. Open coal fire set within a tiled surround. Shelved storage cupboard. Fitted carpet. Electric heater.



BEDROOM 2

(3.72m x 3.70m)

Bright room overlooking the rear garden. Curtains. One wall has built-in wardrobes with vanity unit, light & mirror. Fitted carpet. Electric heater.

OUTSIDE

There is a small stone bordered rockery area along the front of the property. Shared driveway to the side. Spacious well kept rear garden laid out in lawn with a generous vegetable patch area. Garden shed with log store. Brick built outhouse. Garage:- **(6.05m x 3.10m)** With up & over door. Power & light supply. Adjoining coal house & 2 stores.

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

HOME REPORT

A Home Report will be available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

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SERVICES

Mains water, electricity & drainage The telephone is subject to the usual B.T. Regulations.

VIEWING

By arrangement with the Selling Agents
HARPER, ROBERTSON & SHANNON,
SOLICITORS & ESTATE AGENTS

Council Tax Band "C".

