



3 Dalton Heights

, Dalton, DL11 7LA

Offers Over £450,000



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HALL – LIVING ROOM – “SNUG” – KITCHEN/BREAKFAST ROOM – WC/CLOAKS – 3 BEDROOMS – BATHROOM/WC – EN-SUITE SHOWER/WC – GARDENS - GARAGE – SHARED COURTYARD

OIL CENTRAL HEATING
DOUBLE GLAZING

HALL

With panelled entrance door, stone-flagged floor, beamed ceiling and staircase to the first floor.

WC/CLOAKS

Having wash-hand basin in full vanity unit surround, WC, tiled flooring and heated towel rail.

LIVING ROOM:

15'6" x 24'6" (4.72m x 7.47m)

An extensive open through living room with dining area, having superb stone-surround fireplace, exposed stone walls, beamed ceiling, stripped-wood flooring and glazed door to the gardens.

SNUG:

11'8" x 11'6" (3.56m x 3.51m)

Providing an additional study or sitting room as required with open-truss ceiling, exposed stone walls, glazed window and door to the courtyard.

KITCHEN/BREAKFAST ROOM:

15'4" x 18'6" max (4.67m x 5.64m max)

Fitted with range of quality units in light finish with marble worksurfaces, double sink unit, built-in oven, hob, dishwasher and washing machine, beamed ceiling and

opening to breakfast area with full width window to the rear and glazed door to the gardens.

LANDING:

An open through landing to the bedrooms with airing cupboard.

BEDROOM 1:

13'7" av x 9'4" (4.14m av x 2.84m)

With open truss ceiling, exposed stonework, window to the rear and....

EN-SUITE SHOWER/WC:

Tiled and having shower cubicle, wash-hand basin in vanity unit and WC.

BEDROOM 2:

8'6" av x 10'3" (2.59m av x 3.12m)

Again with open-truss ceiling, exposed stonework and overstairs cupboard.

BEDROOM 3:

6'4" av x 14'2" (1.93m av x 4.32m)

(6'4" av. x 14'2") A good-size single bedroom with built-in cupboards.

BATHROOM/WC:

8'7" x 6'7" av (2.62m x 2.01m av)

Having panelled corner bath with shower attachment, wash-hand basin in vanity unit, WC and bidet.

EXTERNAL:

Well-stocked cottage gardens stretching to the side with neat stone walling, mature shrubs and hedging, stone-flagged terrace and pathway to the rear.

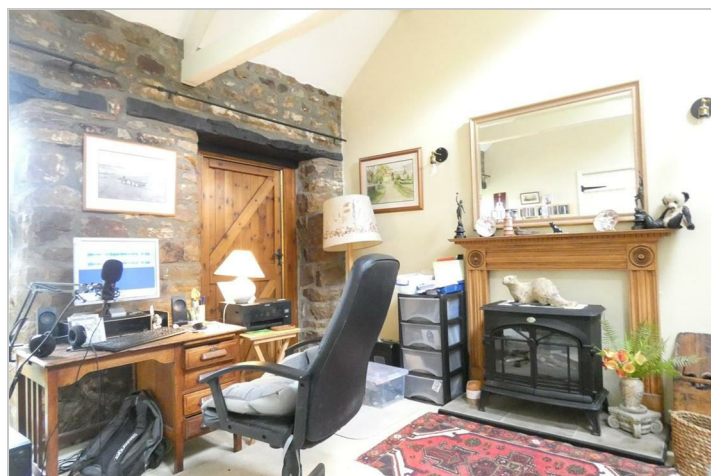
Enclosed cobbled shared main courtyard with flagged pathways, external lamps and gate to the driveway.

Parking area to the side and garage.

FINER INFORMATION:

Tenure: Freehold

- Services: Mains electricity and water. Drainage to shared septic tank.
- Broadband & Mobile: Broadband currently supplied at the property by BT with mobile coverage via EE. Please check the Ofcom website for other suppliers available.
- Council Tax Band: D
- EPC Rating: D
- Heating: Oil Central Heating
- Note: Grade II Listed



Road Map



Hybrid Map



Terrain Map



Floor Plan

3 Dalton Heights, Dalton, DL11 7LA



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

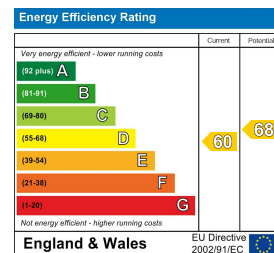
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Viewing

Please contact our Richmond Office on 01748 822 525 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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