

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



17 Scales Close

Dalton-In-Furness, LA15 8PE

Offers In The Region Of £245,000



3



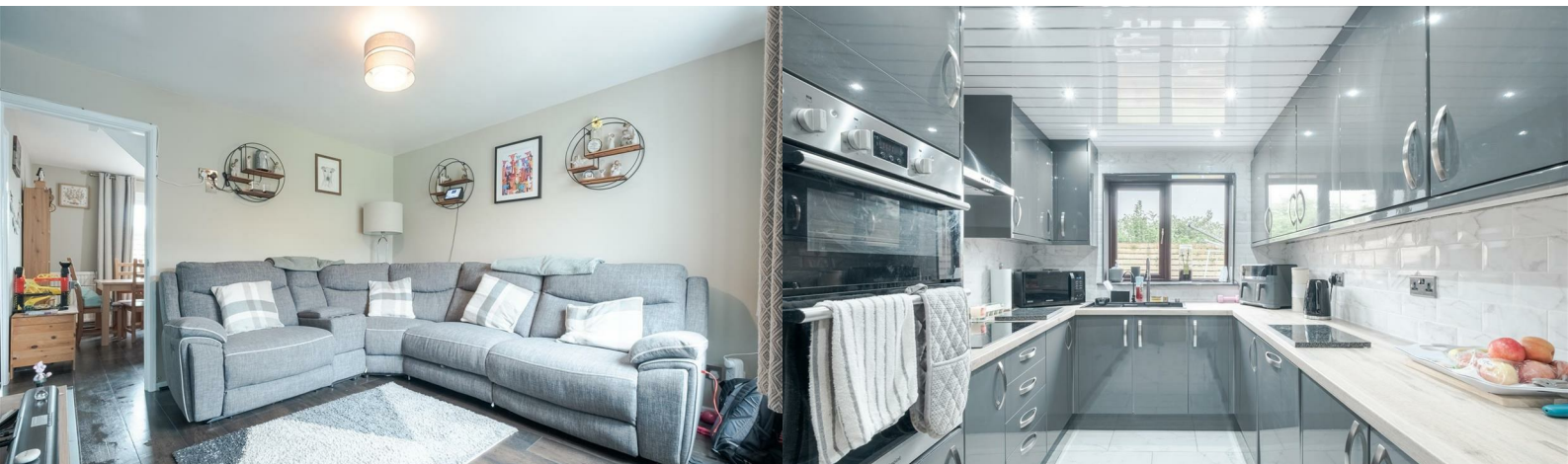
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C



17 Scales Close

Dalton-In-Furness, LA15 8PE

Offers In The Region Of £245,000



This beautifully presented detached property offers the ideal family home, combining stylish décor with spacious living throughout. Situated in a popular residential location, the property benefits from gardens to both the front and rear, a garage, and off-road parking. Perfect for growing families, this lovely home is ready to move straight into and enjoy.

Step inside this beautifully presented detached family home through the welcoming entrance porch, leading into a bright and spacious lounge finished in neutral décor, creating a warm and inviting atmosphere ideal for relaxing with family. The open layout flows seamlessly into the dining room, providing an excellent space for both everyday living. Patio doors offer direct access to the rear garden and allow an abundance of natural light to fill the ground floor accommodation.

The modern fitted kitchen has been thoughtfully designed with stylish grey gloss wall and base units, complimented by contemporary work surfaces and tiled finishes. Fully equipped for modern living, the kitchen benefits from an integrated dishwasher, built-in double oven, and integrated fridge freezer, offering both practicality and sleek design.

To the first floor, the property offers three well-proportioned bedrooms, all neutrally decorated to create bright and versatile spaces suitable for family living, guest accommodation, or home working. The family bathroom features neutral tiled walls and flooring and is fitted with a white three-piece suite comprising a WC, pedestal wash hand basin, and bath with overhead shower.

Externally, the property continues to impress with enclosed gardens to both the front and rear. The rear garden has been designed for low maintenance and family enjoyment, featuring artificial lawn, decorative stone areas, and space for outdoor seating and entertaining. A garage and off-road parking further enhance the practicality of this lovely home.

Reception

11'1" x 11'1" (3.39 x 3.39)

Dining Room

11'7" x 11'1" (3.54 x 3.39)

Kitchen

7'6" x 11'6" (2.31 x 3.52)

Bedroom One

7'10" x 19'3" (2.41 x 5.88)

Bedroom Two

12'10" x 11'0" (3.92 x 3.37)

Bedroom Three

7'1" x 8'11" (2.17 x 2.74)

Bathroom

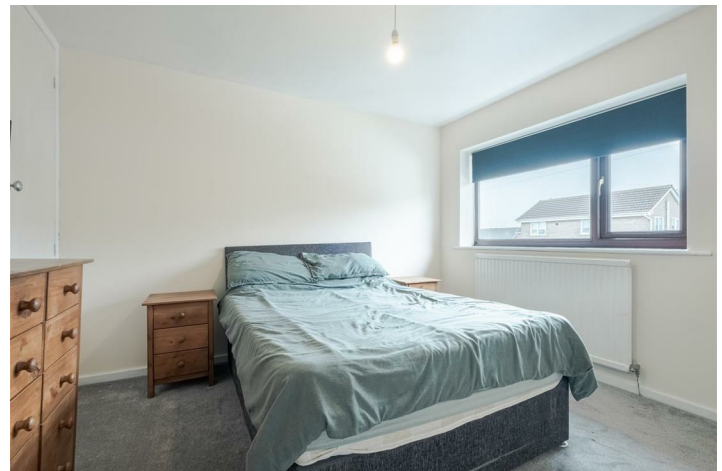
7'2" x 5'4" (2.20 x 1.64)

Garage

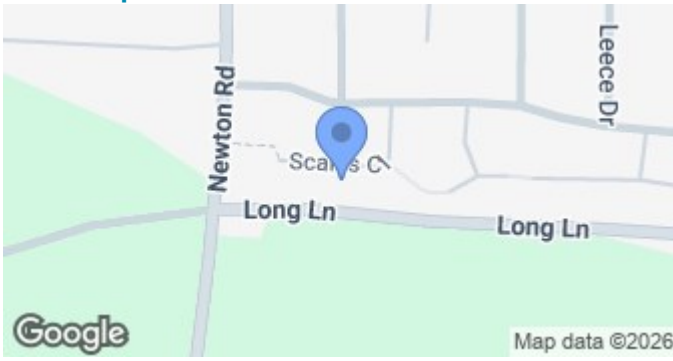
16'11" x 7'10" (5.17 x 2.40)



- Detached Family Home
- Garage And Off Road Parking
- Popular Residential Location
 - Double Glazing
- Garden To Front And Rear
- Lovely Decor Throughout
 - Gas Central Heating
 - Council Tax Band - C



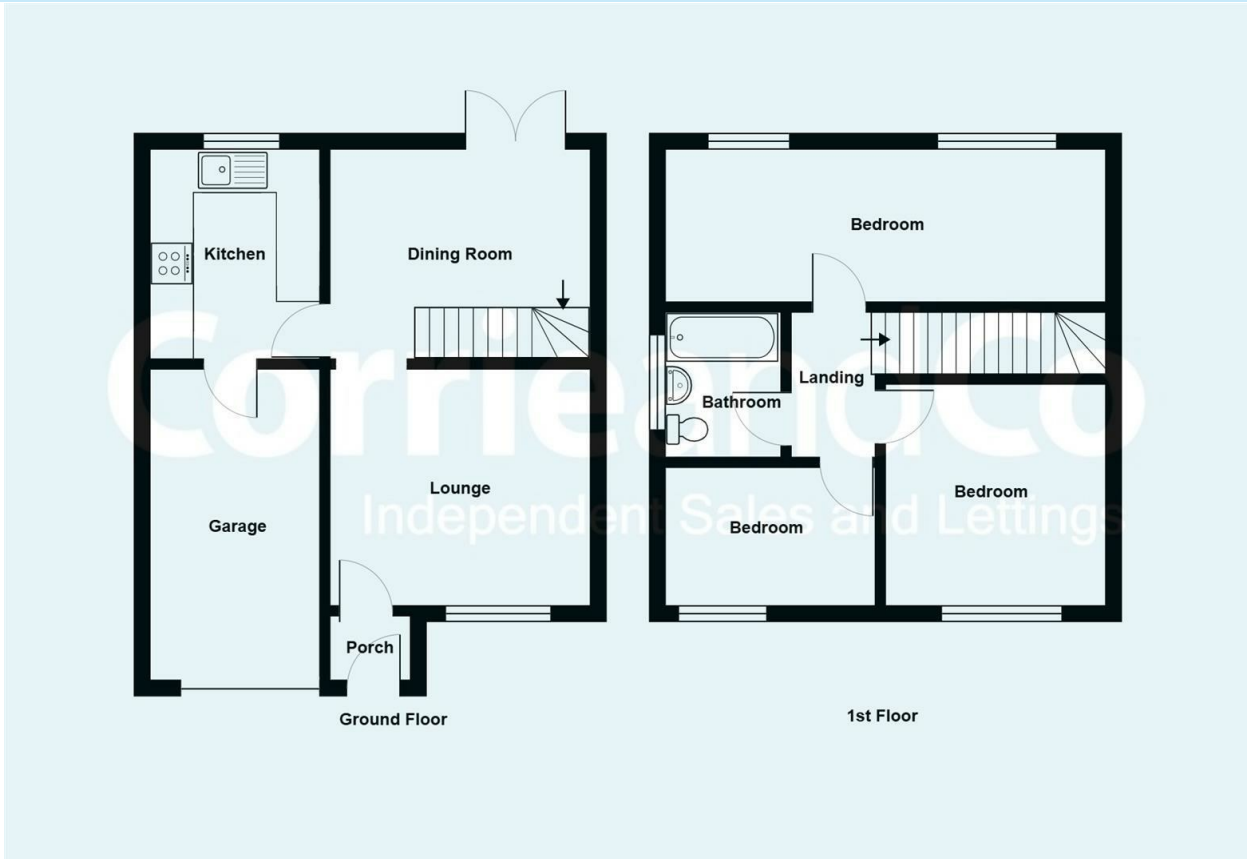
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	