



## 38 Buttermere Drive

Dalton-In-Furness, LA15 8QW

Offers In The Region Of £165,000



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***This three-bedroom end terrace property is situated in a highly sought-after location, conveniently close to various amenities. Ideal for a range of buyers, it offers spacious living areas and boasts well-maintained gardens at both the front and rear. The property is available with no onward chain!***

As you approach the property there is a garden with lawn shrubberies and a walkway which provides access to the front door.

Upon entering the property you arrive into the entrance hall which provides access to the staircase and the lounge. The lounge is a spacious room which has been neutrally decorated and boasts a feature fireplace and covings. The kitchen has been fitted with wood effect base units with laminate work surfaces. There is also ample space for freestanding appliances and access to the dining room. The dining room is a great addition to the property and is versatile for use.

To the first floor there are three bedrooms and a bathroom. The first bedroom is situated to the front aspect of the property and is a generous size. The second bedroom is situated to the rear aspect of the property and is another generously sized room. The third bedroom is situated to the front aspect of the property and has been tastefully decorated. The wet room has been fitted with a three piece suite comprising of a WC, pedestal sink and a thermostatic shower.

To the rear of the property there is a spacious and private rear garden with lawn and shrubberies ideal for outdoor seating and relaxation.

### Lounge

9'9" x 20'2" (2.98 x 6.17 )

### Dining Room

10'8" x 6'5" (3.26 x 1.98 )

### Kitchen

11'3" x 9'2" (3.45 x 2.81 )

### Wet Room

5'5" x 6'11" (1.67 x 2.12 )

### Bedroom One

11'2" x 11'1" (3.41 x 3.40)

### Bedroom Two

14'4" x 8'10" max 5'6" min (4.37 x 2.70 max 1.68 min)

### Bedroom Three

6'6" x 11'4" (1.99 x 3.46 )



- Ideal Family Home
- Spacious Living Accommodation
  - No Onward Chain
  - Double Glazing
- Council Tax Band - A
- Popular Location
- Close to Amenities
- Private Rear Garden
- Gas Central Heating



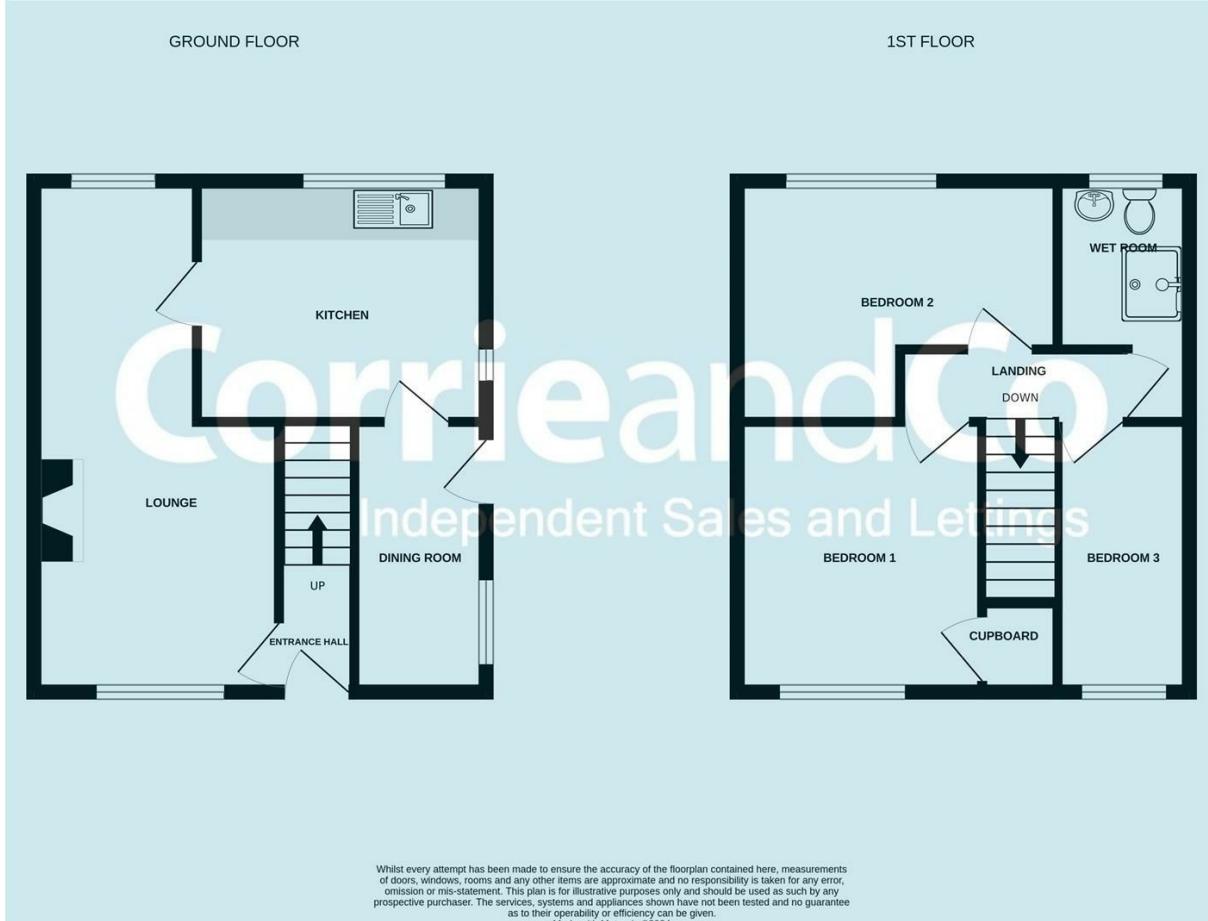
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

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

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.

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