



## 34 Maidenlands Crescent

Dalton-In-Furness, LA15 8UD

Offers In The Region Of £300,000



4



1



2



C



# 34 Maidenlands Crescent

Dalton-In-Furness, LA15 8UD

## Offers In The Region Of £300,000



*A superb four bedroom family home tucked away within this popular cul-de-sac location on the outskirts of the bustling market town of Dalton. The property enjoys ample off-road parking to the front along with the added benefit of an integral garage. To the rear is a private, split-level garden featuring a lawned area and patio, ideal for outdoor dining and entertaining. Internally, the accommodation is well suited to family living and further benefits from a conservatory, utility room and a convenient ground floor WC. Ideally positioned, the home is just a short drive from a range of schools, shops, eateries and pubs, as well as excellent transport links, making this an attractive and practical choice for modern family life.*

Step into this welcoming family home via a bright entrance hall that immediately sets the tone for the space on offer. The ground floor flows beautifully, with a generous lounge providing a comfortable and relaxing living space, ideal for everyday family life. To the rear, a spacious kitchen diner forms the heart of the home, offering plenty of room for cooking, dining and entertaining, with direct access to the garden. A conservatory adds valuable additional living space, perfect as a second sitting room or playroom, while a useful utility room and ground floor WC complete the ground floor accommodation.

Upstairs, the property continues to impress with four well-proportioned bedrooms plus a study, all offering flexibility for family living, guests or home working. The family bathroom is well positioned to serve all bedrooms and is fitted with a modern suite.

Externally, the property benefits from ample off-road parking to the front along with an integral garage. To the rear is a private, split-level garden featuring a lawn and patio areas, ideal for outdoor dining, entertaining and enjoying the warmer months.

### Lounge

15'5" x 9'9" (4.71 x 2.98)

### Kitchen

14'4" x 8'3" (4.37 x 2.52)

### Conservatory

10'11" x 8'0" (3.34 x 2.44)

### Utility Room

8'4" x 8'3" (2.56 x 2.54)

### Ground Floor WC

3'8" x 2'10" (1.12 x 0.88)

### Master Bedroom

8'3" x 13'6" (2.52 x 4.12)

### Bedroom Two

8'0" x 12'11" (2.44 x 3.95)

### Bedroom Three

8'0" x 11'1" (2.45 x 3.38)

### Bedroom Four

8'3" x 8'10" (2.53 x 2.70)

### Bathroom

5'11" x 6'0" (1.81 x 1.83)

### Office (with access to loft area)

8'11" x 2'11" (2.72 x 0.89)

### Loft Area

13'1" x 10'4" (into eaves) (4.01 x 3.16 (into eaves))

### Integral Garage

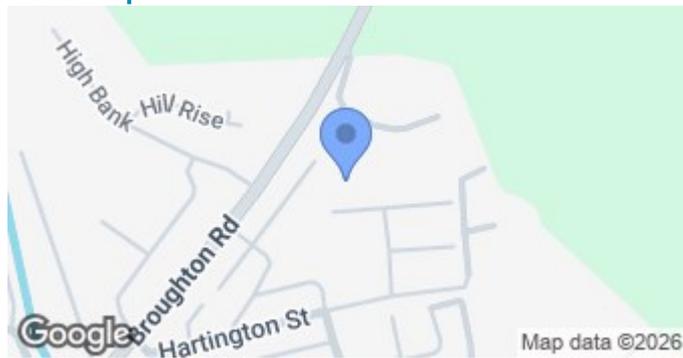
14'5" x 8'4" (4.41 x 2.56)



- Superb Family Home
- Ample Off Road Parking
- Utility, Conservatory & WC
- Close to Amenities
- Popular Residential Location
  - Integral Garage
- Private Split Level Rear Garden
  - 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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		
(69-80)	C		
(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	