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INDEPENDENT SALES & LETTING AGENTS



22 Fell Croft

Dalton-In-Furness, LA15 8DD

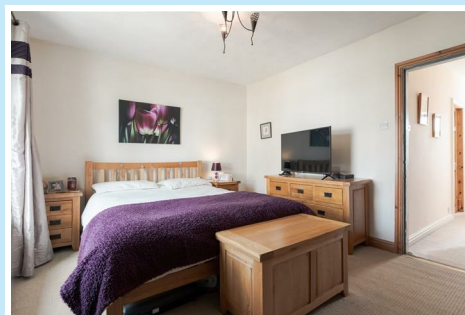
Offers In The Region Of £160,000



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This well-presented three-bedroom terraced home is ideal for a wide range of buyers, including first-time purchasers, growing families and investors. Situated in a popular residential location, the property is conveniently close to local amenities, schools and transport links. Offering neutral décor throughout, the accommodation is ready to move into while still providing scope for personalisation. Externally, there is an enclosed rear garden, perfect for relaxing or entertaining.

Entering the property, you are welcomed into the entrance hallway on the ground floor, providing access to a generous front-facing double bedroom and the family bathroom. The bathroom is fitted with a white four piece suite comprising a panelled bath, wash hand basin, WC and a separate shower cubicle.

Stairs descend to the lower ground floor, where the home opens into a spacious and sociable open-plan lounge and dining area. The lounge is centred around an attractive feature fireplace with a multi-fuel stove, creating a warm and inviting focal point, while neutral décor and wood-effect flooring enhance the sense of space. The dining area provides ample room for family meals and entertaining, with stairs rising back to the entrance hall and a useful understairs cupboard offering practical storage.

Leading through from the lounge, the modern fitted kitchen is equipped with a range of cream wall and base units complemented by wood-effect work surfaces and contemporary tiled splashbacks. The kitchen provides generous preparation space alongside integrated cooking appliances and room for additional white goods. A large rear-facing window fills the room with natural light, while a door opens directly onto the enclosed rear garden, creating a seamless connection between the indoor and outdoor living spaces.

From the entrance hall, a further staircase rises to the first floor, where the landing benefits from a useful built-in storage cupboard which provides access to the loft. There is also two further well-proportioned bedrooms. Both rooms offer versatile accommodation, equally suited as bedrooms, a home office or hobby room.

Externally, the property enjoys a private enclosed rear garden, providing an excellent outdoor space for relaxing, entertaining or family use.

Lounge

10'6" x 13'3" (3.22 x 4.06)

Kitchen

11'3" x 6'9" (3.44 x 2.07)

Dining Area

13'10" x 10'7" (4.24 x 3.23)

Bedroom One

10'11" x 14'2" (3.34 x 4.33)

Bedroom Two

10'6" x 10'9" (3.21 x 3.29)

Bedroom Three

8'2" x 13'8" (2.50 x 4.18)

Bathroom

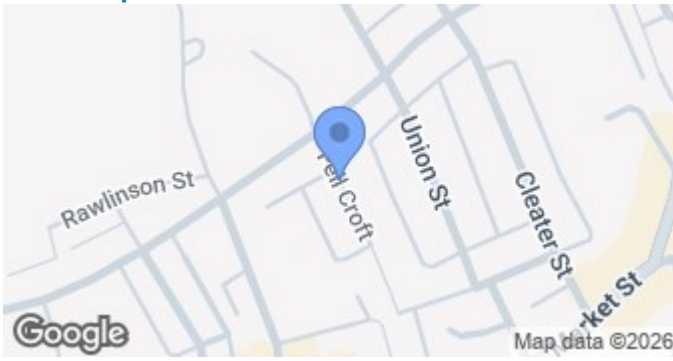
8'1" x 13'5" (2.47 x 4.11)



- Ideal Family Home
 - Garden to Rear
 - Tasteful Decor Throughout
 - Gas Central Heating
- Popular Location
 - Close to Amenities
 - Double Glazing
 - Council Tax Band - A



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 | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 78 | 62 |
| | | EU Directive 2002/91/EC | |