

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



2 Nursery Gardens

Dalton-In-Furness, LA15 8HZ

Offers In The Region Of £255,000



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Welcome to this charming detached bungalow offering a perfect blend of comfort and convenience. With a spacious reception room, this property provides ample space for relaxation and entertaining of guests as well as comfortable private bedrooms. The convenient location is near local amenities and transport links, making it an ideal choice for families and professionals alike.

Approaching the property, you are greeted by the convenience of a large integrated garage, driveway and small front garden. The garage provides excellent secure parking or additional storage capacity. Stepping into the property through the front door, you enter a central hallway that provides easy access to all the primary living spaces.

To the front of the property sits the kitchen, designed with a practical layout that includes ample cabinetry and workspace. Moving through to the heart of the home, you'll find a spacious lounge, featuring large sliding doors that open out to the rear, flooding the room with natural light and offering a seamless transition to the outdoors. The garden provides an enclosed private grass space.

The sleeping quarters are well-proportioned and versatile. The main bedroom is a generous size and features convenient built-in wardrobes, while two additional bedrooms offer flexibility for guests, family, or a dedicated home office. Serving the household and its guests is the centrally located family bathroom.

Kitchen

10'9" x 10'0" (3.29 x 3.06)

Reception

14'6" x 12'7" (4.42 x 3.85)

Bedroom One

11'9" x 14'5" (3.59 x 4.41)

Bedroom Two

10'2" x 8'9" (3.11 x 2.67)

Bedroom Three

7'6" x 11'6" (2.29 x 3.51)

Bathroom

6'9" x 5'5" (2.08 x 1.67)

Garage

9'0" x 15'9" (2.75 x 4.87)



- Ideal for Range of Buyers
 - Double Glazing
- Good Public Transport Links
 - Gas Central Heating
- Popular Location
 - Close to Local Amenities
 - Council Tax Band -
 - EPC -



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 | | EU Directive 2002/91/EC | |