



16 Rusland Drive

Dalton-In-Furness, LA15 8UJ

Offers In The Region Of £199,950



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This semi-detached bungalow is situated within a desirable residential area just off the ever popular Tantabank on the outskirts of the market town of Dalton. Available with vacant possession and no onward chain, this home offers a spacious lounge, well thought out layout and low maintenance tiered garden. The area benefits from local pubs, shops and schools.

On approach, the home sits in an imposing, elevated position with tiered low maintenance garden and driveway with space for two cars, access to the garage and main entrance to the bungalow.

Internally, a hallway leads in to the lounge which is of an excellent size with neutral décor and a central feature gas fire. An inner hallway leads to both bedrooms, the shower room and kitchen. The kitchen has been fitted with a good range of light wood effect wall and base cabinets with complimentary worktops, metallic handles and tiled backsplash. The integrated appliances include a single electric oven and gas hob. The shower room has a three piece suite comprising a close couple WC, pedestal sink and large cubicle shower with thermostatic shower and full tiling to the walls.

Externally to the rear there is a good size tiered garden which has been finished with paving and gravel for a low maintenance benefit.

Lounge

12'4" x 18'0" (3.77 x 5.50)

Kitchen

9'11" x 11'7" (3.03 x 3.54)

Bedroom One

10'0" x 13'3" (3.07 x 4.05)

Bedroom Two

7'6" x 10'1" (2.29 x 3.08)

Shower Room

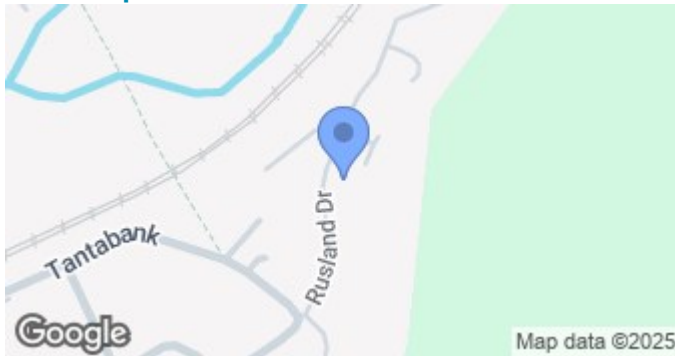
7'8" x 8'3" (2.34 x 2.52)



- Desirable Location
- Low Maintenance Garden
 - No Onward Chain
 - Gas Central Heating
- True Bungalow
- Vacant Possession
 - Double Glazing
 - Council Tax Band - C



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

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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 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		