



32 Greystone Lane

Dalton-In-Furness, LA15 8PX

Offers In The Region Of £199,950



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This three-bedroom semi-detached home is ideal for a wide range of buyers and is offered with no onward chain. Situated in a popular location close to local amenities, the property provides excellent potential for modernisation and personalisation. Externally, it benefits from off-road parking and gardens to both the front and rear, making it a great choice for families or first-time buyers.

As you approach the property there is gated off road parking and a lawn area with shrubberies.

Upon entering the property, you're welcomed into a hallway, offering immediate access to a staircase rising to the first floor, a convenient ground floor WC, and the main living accommodation. Step into the spacious lounge, which has an open archway to create a generous dual-aspect living area, divided gracefully by a central archway. To the front, a large bay window floods the room with natural light, creating a warm and airy atmosphere. A gas fire is set within a stone chamber, serving as a focal point. The second half of the lounge gives access into the kitchen, as well as there being a set of French doors that open into a bright and versatile conservatory – an ideal spot for relaxing or dining, while enjoying uninterrupted views over the private rear garden and school fields. The extended kitchen has been fitted with a good range of farmhouse style wall and base units with laminate work surfaces, and integrated appliances such as a single oven, a four ring electric hob, and ample space for free standing appliances.

To the first floor there are there three bedrooms and a bathroom. The master bedroom is situated to the front aspect of the property and benefits fitted wardrobes and cupboards, a bay window and picture rails. The second bedroom is generously sized and situated to the rear aspect of the property. The third bedroom is also situated to the rear aspect overlooking the private rear garden. The bathroom has been fitted with a three piece suite comprising of a low level flush WC, vanity sink and a shower.

To the rear of the property there is a garden and a detached garage. The garden has lawn and shrubberies ideal for outdoor seating and relaxation.

Lounge

23'11" x 12'1" (7.29 x 3.70)

Kitchen

8'11" x 13'2" (2.74 x 4.03)

Conservatory

Bedroom One

12'5" x 10'9" (3.80 x 3.30)

Bedroom Two

10'10" x 10'6" (3.32 x 3.21)

Bedroom Three

8'6" x 8'0" (2.61 x 2.44)

Bathroom

5'11" x 6'2" (1.82 x 1.89)

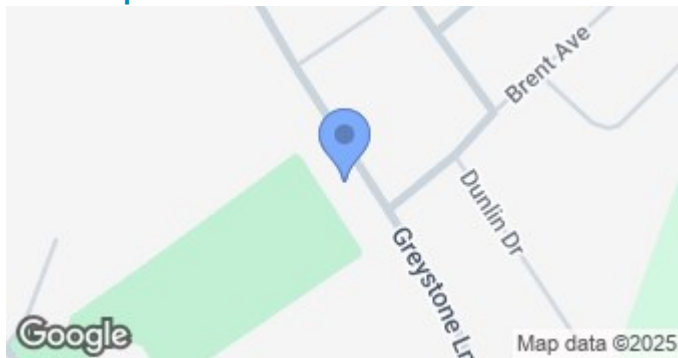
Detached Garage



- Ideal for a Range of Buyers
 - Detached Garage
 - Rear Garden
 - Off Road Parking
 - Gas Central Heating
- Popular Location
- No Onward Chain
- Close to Amenities
 - Double Glazing
- Council Tax Band - C



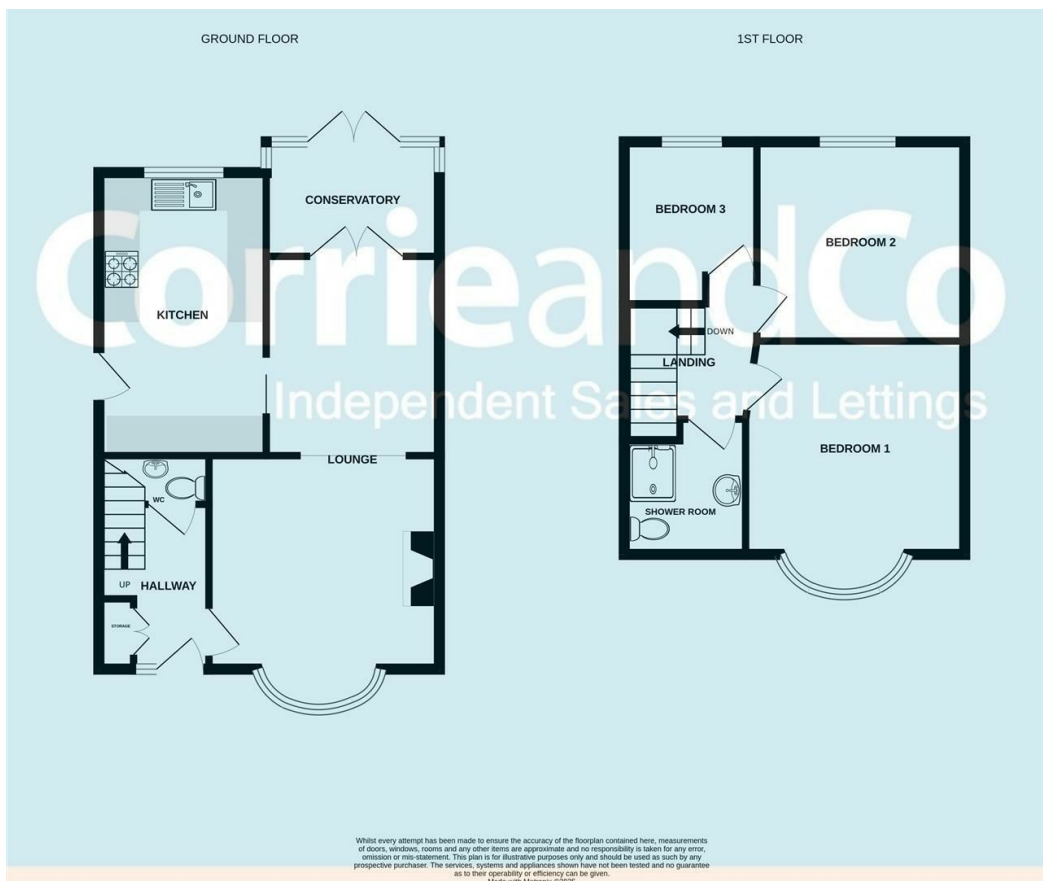
Road Map



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 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	