

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



7 Sanderling Lane

Dalton-In-Furness, LA15 8QG

Offers In The Region Of £325,000



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This semi-detached bungalow offers spacious and well-planned accommodation, ideal for comfortable living. Tucked away in a quiet cul-de-sac location, the property benefits from a private rear garden, perfect for outdoor relaxation or entertaining. Additional features include convenient off-road parking, making it a practical and appealing home in a peaceful residential setting.

Step inside via the welcoming entrance hall, which provides access to the majority of the accommodation and sets the tone for the home's spacious layout.

Straight ahead along the hallway, you are welcomed into one of the two reception rooms. Centrally positioned within the property, this versatile space can serve as an additional sitting room, formal dining area, or a home office to suit your needs. The room features a stylish electric fire and is finished with grey carpeting, complimented by a contemporary grey feature wall.

The second generous sized reception room is positioned to the rear, offering a comfortable and relaxing living space, flooded with natural light, and offers pleasant views over the rear garden. There is direct access to the decking through the french doors.

You'll find the well-appointed kitchen also positioned at the rear, and has been thoughtfully designed with ample worktop space and fitted with white gloss wall and base units, with a grey splash back subway tiling and space for free standing appliances.

The property features multiple well-proportioned bedrooms. Each room offers versatility, whether used for family, guests, or workspace, and all have been decorated neutrally with carpeting. A conveniently located bathroom serves the property, fitted with a bath, a vanity sink and WC unit, and a free standing shower.

A decked seating area provides an ideal spot for al fresco dining or enjoying the warmer months, while a well-maintained lawn adds a touch of greenery and space for family use. The garden is further enhanced by established shrubberies, offering colour, texture, and a sense of privacy. A patio area completes the setting, creating a versatile outdoor space suited to a variety of lifestyles.

Lounge

16'3" x 9'7" (4.97 x 2.94)

Conservatory/Lounge

17'10" x 9'5" (5.44 x 2.88)

Kitchen

8'7" x 13'6" (2.62 x 4.12)

Bedroom One

9'8" x 11'7" (2.96 x 3.54)

Bedroom Two

12'0" x 10'0" (3.68 x 3.07)

Bedroom Three

8'3" x 14'7" (2.53 x 4.47)

Bedroom Four

8'8" x 11'11" (2.66 x 3.64)

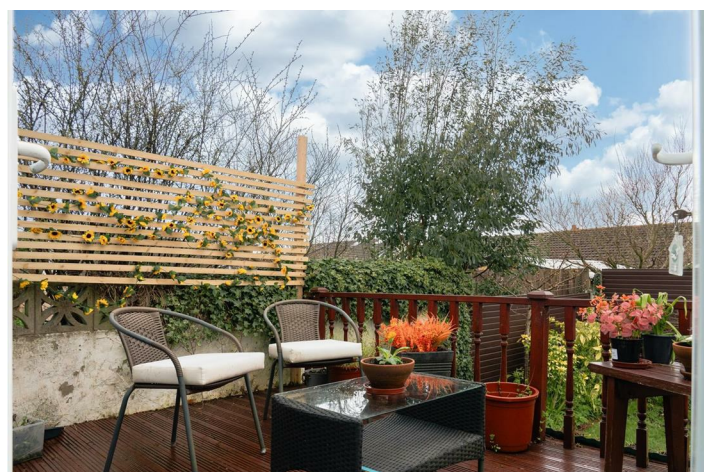
Bathroom

8'6" x 6'0" (2.60 x 1.83)

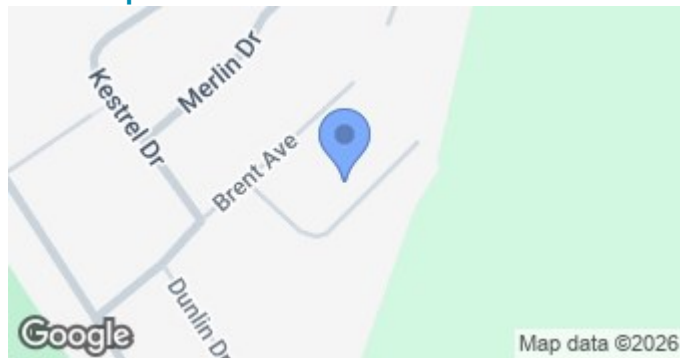


- Semi-Detached Bungalow
 - Off Road Parking
 - Spacious Accommodation
 - Double Glazing

- Garden To Rear
 - Cul-De-Sac Location
 - Gas Central Heating
 - Council Tax Band - B



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		81	66
		EU Directive 2002/91/EC	