

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 5 Kings Drive

Dalton-In-Furness, LA15 8BX

Offers In The Region Of £375,000



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# 5 Kings Drive

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**Offers In The Region Of £375,000**



*A charming and immaculately presented true bungalow in a private setting just off the popular Myrtle Terrace and just a stones throw from the bustling historic market town of Dalton. The double fronted home benefits from a sociable and spacious layout, en-suite shower room, well maintained gardens and off road parking.*

The property is situated on a quiet street tucked away within the market town of Dalton. The double fronted bungalow has charming kerb appeal and accent stacked slate finishes. There is parking for two plus cars and access to large a detached garage and a grey traditional style composite door leads to the hallway.

Internally the hallway benefits from a fitted coat closet and neutral décor and leads in to the lounge which is of an excellent size with a central feature cast iron style fireplace and French doors to the garden.

The kitchen diner is a spacious and sociable room and a true heart of the home with French doors to the garden and access to the lounge. The kitchen has been fitted with a good range of wall and base cream cottage style cabinets with butchers block style laminate worktops and coordinating backsplash. The central feature of the room is the range cooker set within the chimney breast with solid wood surround topped with mantle and corbels. There is ample space within the kitchen for a farmhouse table enabling the family to gather around.

A hallway leads to the master bedroom which has sliding wardrobes and a private en-suite shower room with full tiling to the walls and floor and a three piece suite comprising of a walk-in shower, white vanity basin and WC. The second and third bedrooms are of good sizes with sliding wardrobes and neutral décor. The family bathroom is spacious with half tiling to the walls, a corner shower, bath, WC and wall hung basin.

Externally the garden is located to the side of the home with access from the kitchen diner and lounge. The garden is landscaped with areas of lawn, slate patio and shrubberies.

## Entrance Hall

## Lounge

18'9" x 11'6" (5.74 x 3.53 )

## Kitchen Diner

16'1" x 12'0" (4.92 x 3.66)

## Inner Hall

## Master Bedroom

11'11" x 9'11" in to wardrobe (3.65 x 3.04 in to wardrobe)

## En-suite Shower Room

8'9" x 5'0" (2.68 x 1.53)

## Bedroom Two

15'5" x 8'8" in to wardrobe (4.70 x 2.66 in to wardrobe)

## Bedroom Three

8'5" x 12'9" in to wardrobe (2.59 x 3.91 in to wardrobe)

## Family Bathroom

8'7" x 8'0" (2.64 x 2.46)

## Detached Garage

14'9" x 18'11" (4.50 x 5.79)

## Additional Information

There is a right of access for neighbouring properties to pass over the private road leading to the property.



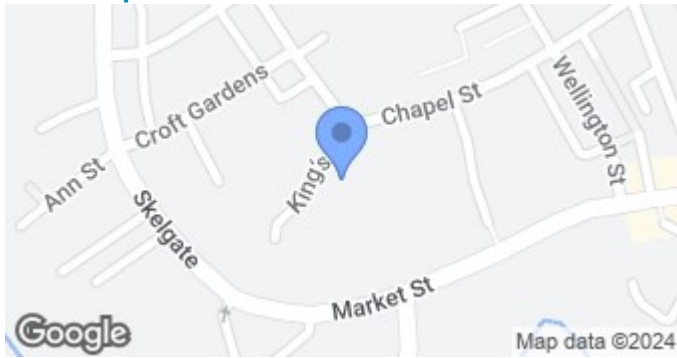


- True Bungalow
- Off Road Parking
  - Kitchen Diner
  - Double Glazing
- Council Tax Band - C
- En-Suite Shower Room
  - Detached Garage
  - Gas Central Heating
    - Gardens
  - Modern Finishes





## 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

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	