



17 Rusland Drive

Dalton-In-Furness, LA15 8UJ

Offers In The Region Of £235,000



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This delightful semi-detached property situated in a popular residential location boasts two reception rooms and three cosy bedrooms with plenty of space for the whole family to unwind and make memories. The garden to the front and rear of the property offers a lovely outdoor space where you can enjoy the fresh air. One of the standout features of this property is the parking space for two vehicles, ensuring that you and your guests will always have a convenient place to park.

Approaching the property, there is off road parking with a garage and a front garden with a path leading to the front door.

Upon entering, you find a hallway that allows access to the lounge and the stairs. The lounge has been decorated with a light grey plush carpet with complimentary grey walls and features an open arch way into the dining room, where the grey walls continue with grey laminate flooring and a set of French doors leading into the garden. From the dining room, you have access into the kitchen which has been fitted with cream flat fronted wall and base units with complimentary laminate granite work surfaces with integrated appliances such as an induction hob, single oven and stainless steel extractor fan, a fridge, microwave and a dishwasher. From the kitchen you lead through to the conservatory which overlooks the garden and the rear views and benefits from under floor heating and there is access to the garage from here.

To the first floor you will find three bedrooms and one family bathroom. The first double bedroom is to the front aspect of the property and benefits from built in wardrobes. Bedroom two and three are to the rear aspect of the property and have been decorated with grey carpets. The three piece bathroom suite comprises of a bath with an over head shower attachment, a close couple WC and a pedestal sink, and has been decorated with grey lino flooring and part tiled walls.

To the rear of the property there is a garden with a lawn and patio area ideal for outdoor seating and relaxation.

Hallway

5'1" x 3'9" (1.55 x 1.16)

Lounge

12'9" x 13'1" (3.90 x 3.99)

Dining Room

8'2" x 9'6" (2.51 x 2.9)

Kitchen

7'7" x 9'5" (2.32 x 2.88)

Conservatory

8'7" x 10'8" (2.64 x 3.27)

Landing

6'10" x 5'10" (2.09 x 1.78)

Bedroom One

8'4" x 12'3" (2.55 x 3.75)

Bedroom Two

9'4" x 10'2" (2.86 x 3.12)

Bedroom Three

6'9" x 6'9" (2.07 x 2.08)

Bathroom

8'7" x 5'9" (2.62 x 1.76)

Garage

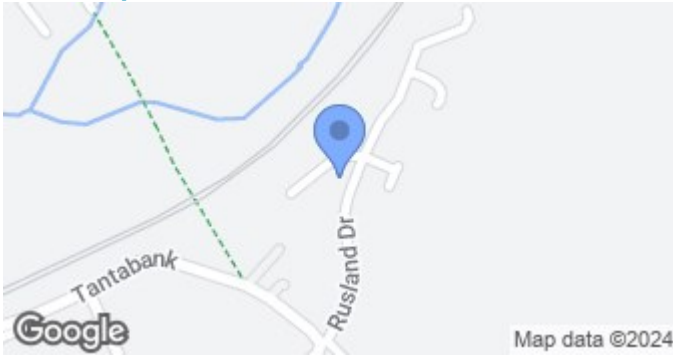
8'9" x 18'0" (2.68 x 5.50)



- Semi-Detached
- Garage And Off Road Parking
- Popular Location
- Close To Transport Links
- Double Glazing
- Garden To Front And Rear
- Three Bedrooms
- Ideal Family Home
- Council Tax Band - C
- Gas Central Heating



Road Map

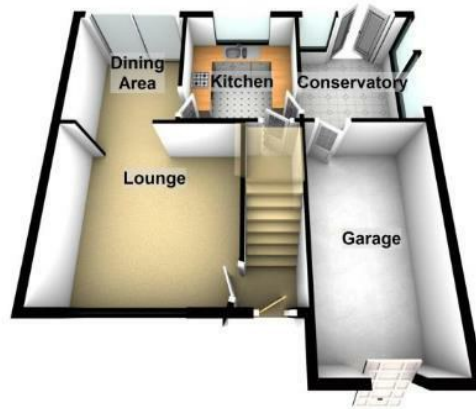


Terrain Map



Floor Plan

Ground Floor



First Floor



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 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	