

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



60 Coronation Drive

Dalton-In-Furness, LA15 8QN

Offers In The Region Of £195,000



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Within a popular residential location this extended family home offers space and versatility with modern finishes throughout. A ground floor extension can be used either as additional living space or as a fourth bedroom with en-suite wet room. The home boasts off road parking, spacious kitchen with integrated appliances and a patio garden to the rear. Close to schools, bus routes and amenities, this home is ideal for families.

On approach you will be greeted by an attractive front garden with gated block paved driveway. The garden has been finished with shrubberies and lawn with a separate pathway to the anthracite composite front door.

Entering the home you will arrive in to the hallway which flows in to a spacious lounge area with laminate flooring, tasteful décor and central feature traditional style fireplace with pine surround. Accessed via double doors, the dining room forms part of a single storey extension with feature panel wall and garden access. The dining room offers versatility as either a living space or bedroom with the benefit of an adjacent wet room with low level WC and sink. The kitchen has been fitted with a good range of cream coloured matte finish flat fronted wall, base and larder cabinets with matte black handles and complimentary worktops. The integrated appliances include an induction hob, double oven, fridge freezer, slimline dishwasher and additional space for freestanding appliances.

To the first floor you will find three well presented bedrooms, two doubles and a single. The family bathroom has been fitted with a three piece suite comprising a low level bath with over bath shower attachment, white vanity sink and WC with full tiling to the walls. To the rear of the home you will find a patio garden with space for outdoor entertaining and great flow to the house.

Lounge

11'1" x 20'5" (3.39 x 6.23)

Kitchen

11'6" max 6'5" min x 20'1" (3.52 max 1.96 min x 6.14)

Dining Room/Bedroom Four

14'6" x 10'2" (4.42 x 3.11)

Ground Floor Wet Room

10'2" x 5'6" (3.12 x 1.70)

Bedroom One

11'1" x 11'1" (3.40 x 3.39)

Bedroom Two

14'2" x 8'5" max 5'5" (4.34 x 2.58 max 1.67)

Bedroom Three

11'2" x 9'11" (3.42 x 3.03)

Family Bathroom

5'4" x 6'10" (1.64 x 2.09)



- Extended Family Home
 - Spacious Living Spaces
 - Off Road Parking
 - Versatile Ground Floor Bedroom
 - Double Glazing
- Ground Floor Wet Room
 - Patio Garden
 - Modern Finishes
 - Gas Central Heating
 - Council Tax Band - A



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 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	