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INDEPENDENT SALES & LETTING AGENTS



7 Sanderling Lane

Dalton-In-Furness, LA15 8QG

Offers In The Region Of £315,000



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This spacious bungalow is ideal for families and is set within a popular and sought-after quiet cul-de-sac, offering a perfect blend of comfort and convenience. Beautifully presented with tasteful décor throughout, the property was thoughtfully renovated by the current owner around nine years ago, with guarantees still in place for added peace of mind. Further benefits include off-road parking and a well-maintained rear garden, ideal for relaxing or entertaining in a private 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 the reception room. 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, complemented by a contemporary grey feature wall.

The second generously sized reception room is positioned to the rear, offering a comfortable and relaxing living space. Flooded with natural light, it enjoys pleasant views over the rear garden and provides direct access to the balcony through French doors, as well as access into the large conservatory—an excellent additional living space that benefits from a guarantee valid until September 2027.

You'll find the well-appointed kitchen also located at the rear. Installed brand new in January 2018, it has been thoughtfully designed with ample worktop space and is fitted with white gloss wall and base units, complemented by grey subway-style splashback tiling and space for freestanding appliances.

The property features multiple well-proportioned bedrooms. Each room offers flexibility for family living, guests, or workspace, and all have been decorated in neutral tones with carpeting. A conveniently located bathroom serves the property, fitted with a bath, vanity sink, WC, and a separate freestanding shower.

A notable addition to the home is the garage conversion, providing valuable extra living space. This conversion benefits from a guarantee valid until March 2027, offering added peace of mind.

Externally, the property continues to impress. A balcony seating area provides an ideal spot for al fresco dining or enjoying the warmer months, while a well-maintained lawn offers greenery and space for family use. The garden is further enhanced by established shrubberies, creating colour, texture, and a sense of privacy. A patio area completes the setting, making this a versatile outdoor space suited to a variety of lifestyles. The rear garden is enclosed with composite fencing, which comes with a guarantee valid until February 2029.

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

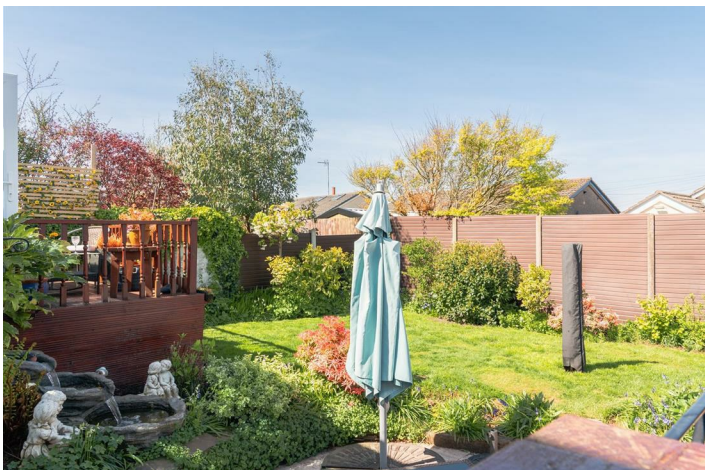
8'8" x 11'11" (2.66 x 3.64)

Bathroom

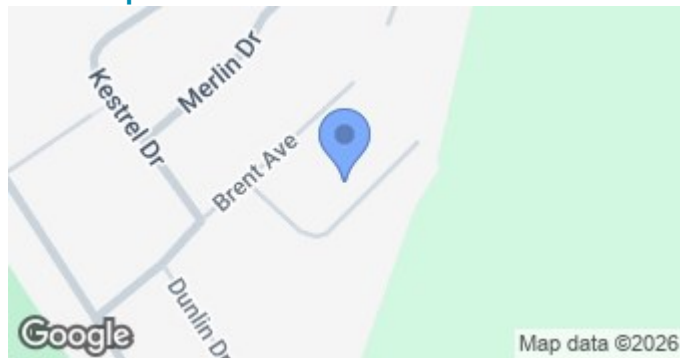
8'6" x 6'0" (2.60 x 1.83)



- 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	