



49 Coronation Drive

Dalton-In-Furness, LA15 8QJ

Offers In The Region Of £225,000



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This well presented semi-detached property, is offered for sale with three bedrooms, large living space with the added bonus of a sunroom. Finished to a good standard throughout, the property is tastefully decorated, creating a warm and inviting atmosphere ready to move straight into. The property benefits from off road parking to the side, a private rear garden, providing a low-maintenance outdoor area ideal for relaxing or entertaining. The property is located close to local amenities, schools, and transport links making it perfect for a range of buyers.

Entering through the front door, you are welcomed into the entrance hall, with stairs rising to the first floor and access through to the main living accommodation. To the front of the property is the reception room, this is a great size with a bay window to the front allowing in plenty of natural light. The room has a central fireplace making this the focal point of the room, the room has natural décor with brown wood effect flooring.

Heading to the kitchen this room has been thoughtfully enhanced with duck egg coloured wall and base units with quality wood effect worktop. Within the kitchen there plenty of storage with additional space for a range cooker, fridge-freezer and washing machine. The room benefits from access to the rear sun room, adding a particularly useful extension to the living accommodation. The room allows in plenty of daylight with windows throughout and french doors opening into the garden space.

Upstairs, the landing provides access to all three bedrooms, the family bathroom and useful storage. Bedroom one is at the front of the property, with a large amount of built in wardrobes proving plenty of storage. The room has been decorated with grey carpets and patterned wallpaper. Bedroom two is a good size towards the back of the property with natural décor, this is the same with bedroom three with an added storage cupboard. All three bedrooms are ready to move straight in. The family bathroom is positioned conveniently off the landing and is fitted with a three piece suite comprising off a bath with overhead shower, wash basin and WC. This room has been tasteful decorated to a high standard making it a great space for relaxing.

Externally, the rear garden features a lovely lawned area, perfect for children, pets or simply enjoying the outdoors during the warmer months, alongside a dedicated decked area for seating. To the side of the property is off road parking.

Reception Room

12'6" x 12'4" (3.83 x 3.77)

Kitchen

18'7" x 7'7" (5.67 x 2.32)

Sun Room

13'11" x 7'5" (4.25 x 2.27)

Bedroom One

10'9" x 12'6" (3.28 x 3.82)

Bedroom Two

10'11" x 7'5" (3.34 x 2.28)

Bedroom Three

10'11" x 7'5" (3.34 x 2.28)

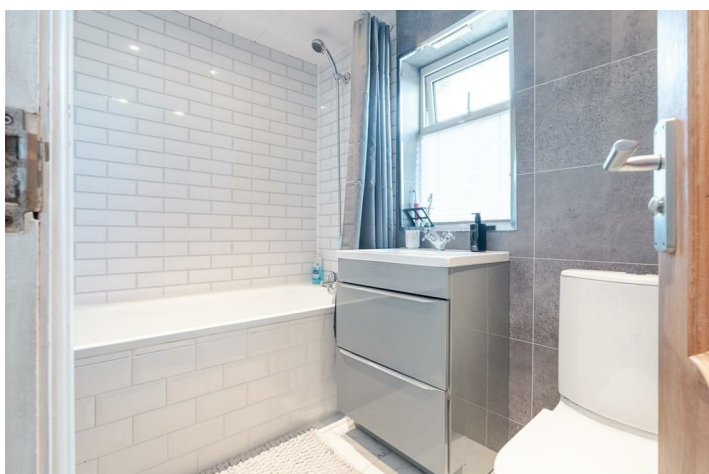
Bathroom

7'8" x 9'5" (2.36 x 2.89)



- Semi - Detached
- Well Presented
 - Sunroom
- Off Road Parking

- Three Bedrooms
- Close To Local Amenities
 - Garden
- Council Tax Band - A



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 EU Directive 2002/91/EC		