



42 Dalton Fields Lane

Dalton-In-Furness, LA15 8NY

Offers In The Region Of £225,000



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A well-presented semi-detached family home situated in a popular residential location. This spacious property features three generously sized bedrooms, a large and versatile downstairs living area, and benefits from a brand new gas central heating system. The home boasts gardens to the front, side, and rear, offering plenty of outdoor space for relaxation or development. With ample natural light throughout and excellent potential, this home provides a comfortable and welcoming environment ready for immediate occupation.

Upon entering the property, you are welcomed into a bright and inviting hallway that provides immediate access to the stairs leading to the first floor, as well as doors to the study room and main reception room. The study room offers a quiet and functional space ideal for working from home or use as playroom. This room benefits from French doors that open directly onto the rear garden, allowing natural light to flood the space and offering a pleasant view and easy access to the outdoors. The spacious reception room is a standout feature of the property, boasting a large bay window that enhances the room's brightness and sense of space. The room is finished with stylish grey carpets and offers ample room to comfortably accommodate both a dining area and living room furniture, making it perfect for both relaxing and entertaining. The kitchen is accessed from the reception room and has been fitted with wood effect wall and base units, and includes integrated appliances such as a fridge/freezer and dishwasher, with space for free standing appliances, and benefits from a utility room at the end of the kitchen.

Heading upstairs, you arrive on the first floor, which is laid with new grey carpeting throughout, adding a fresh and modern feel to the space. The property offers two generously sized double bedrooms, both neutrally decorated to provide a calm and versatile backdrop, ready for personal touches. A third bedroom sits to the front aspect of the property. The recently renovated family bathroom is stylish and well-appointed, featuring a contemporary 'P'-shaped bath with an overhead shower attachment, a WC and a modern vanity sink unit, all set against attractive grey cladding, tiled walls, and laminate flooring, offering a clean and low-maintenance finish.

The property benefits from a well-maintained garden space, featuring a lawned area ideal for children's play or outdoor relaxation. A detached garage provides excellent storage or workshop potential, while the brick patio area offers a perfect spot for outdoor dining and entertaining. This versatile outdoor space is both functional and enjoyable, catering to a variety of lifestyle needs.

Reception

14'11" x 22'0" max (4.57 x 6.71 max)

Kitchen

6'6" x 14'2" (2.00 x 4.33)

Utility

5'1" x 7'2" (1.57 x 2.19)

Study

9'7" x 10'10" (2.93 x 3.31)

Bedroom One

10'10" x 13'6" (3.32 x 4.14)

Bedroom Two

11'3" x 10'11" (3.44 x 3.34)

Bedroom Three

7'1" x 7'8" (2.16 x 2.34)

Bathroom

6'11" x 5'6" (2.12 x 1.70)

Garage

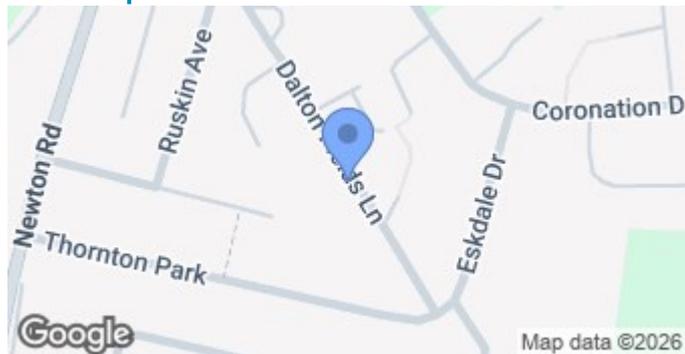
14'1" x 16'0", (4.31 x 4.90,)



- Semi-Detached Property
 - No Onward Chain
 - Off Road Parking
- Garden To Front, Side And Rear
 - Double Glazing
- Ideal Family Home
 - Spacious Living
 - Detached Garage
- New Gas Central Heating
 - Council Tax Band - B



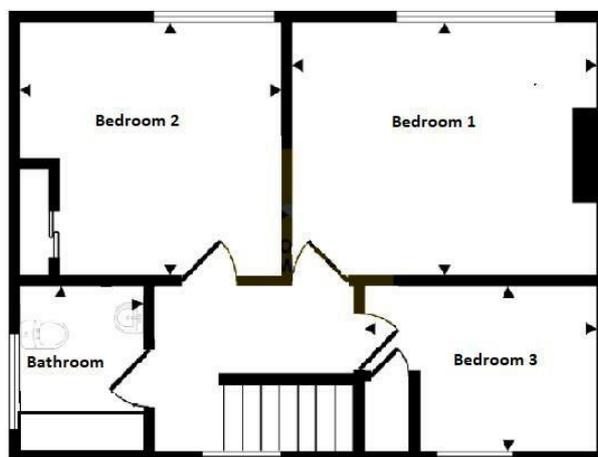
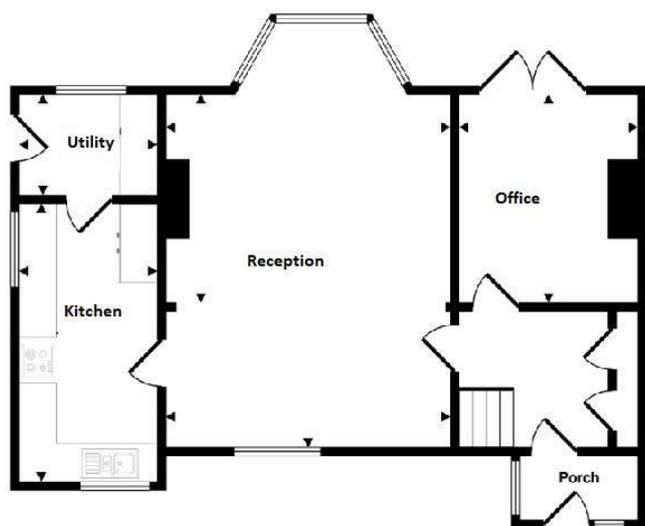
Road Map



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		EU Directive 2002/91/EC	