

FREEHOLD



7 SANDERLING LANE, DALTON-IN-FURNESS, LA15 8QG

£295,000

FEATURES

- Superior Semi-Detached Bungalow
- Realistic Asking Price With Viewing Recommended
- Renovated To High Standard By Current Owner
- Gas CH System & uPVC DG
- Hallway, Lounge & UPVC Conservatory
- Modern Kitchen & Bathroom
- FOUR Double Bedrooms
- Off-Road Parking To Front
- Stunning Garden To Rear
- Ideal Family Home



 1  2  4  Off Road Parking

JH
Homes

This beautifully presented bungalow is ideal for families and enjoys a peaceful position within a sought-after cul-de-sac. Renovated by the current owner around nine years ago, the property offers a superb blend of style, comfort, and practicality, with several guarantees still in place for added peace of mind. Further benefits include off-road parking and a private, well-maintained rear garden. The welcoming entrance hall provides access to most of the accommodation and leads through to the home's spacious living areas. Finished in tasteful neutral tones, it features a contemporary electric fire and stylish décor throughout. To the rear, the conservatory offers a bright and relaxing space with views over the garden. French doors open onto the elevated decking and benefits from a guarantee valid until September 2027. The kitchen, installed in January 2018, is well-appointed with ample worktop space, white gloss wall and base units, grey subway-style splashback tiling, and space for freestanding appliances. The property offers a selection of well-proportioned bedrooms, all decorated in neutral tones and providing flexible accommodation for family members, guests, or home working. The bathroom is fitted with a bath, vanity wash hand basin, WC, and separate shower. A further highlight is the garage conversion, which provides valuable additional living space and benefits from a guarantee valid until March 2027. Outside, the rear garden has been thoughtfully landscaped to create an attractive and private setting. A balcony seating area is perfect for outdoor dining and entertaining, while the lawn, patio, and established shrubs provide colour and interest throughout the year. Composite fencing encloses the garden and comes with a guarantee valid until February 2029. Overall, this is a spacious, well-maintained home offering flexible accommodation in a highly desirable location.

Accessed through a PVC door into:

HALLWAY

Radiator and provides access to the lounge, two bedrooms and a bathroom.

LOUNGE

18' 4" x 10' 4" (5.59m x 3.15m)

Modern décor, uPVC double glazed sliding patio doors to the conservatory, radiator and doors to two bedrooms. Door to:

KITCHEN

13' 9" x 8' 8" (4.19m x 2.64m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Breakfast bar, plumbing for a washing machine, plumbing for a dishwasher and space for a fridge/freezer. Complete with a PVC double glazed door with matching side panel to the rear garden.

CONSERVATORY

9' 5" x 17' 8" (2.87m x 5.38m)

UPVC double glazed windows with some fine views to the rear garden, wood laminate flooring, radiator and PVC double glazed French style doors to rear patio.

BEDROOM

14' 6" x 8' 8" (4.42m x 2.64m)

Wardrobe, radiator and uPVC double glazed bow window to the front.

BEDROOM

11' 11" x 10' 3" (3.63m x 3.12m)

UPVC double glazed bow window to the front and radiator.

BEDROOM

12' 1" x 8' 10" (3.68m x 2.69m)

Radiator and uPVC double glazed bow window to the front.

BEDROOM

11' 6" x 9' 3" (3.51m x 2.82m)

Radiator, uPVC double glazed window to the rear and storage cupboard housing combination boiler for the heating and hot water system.

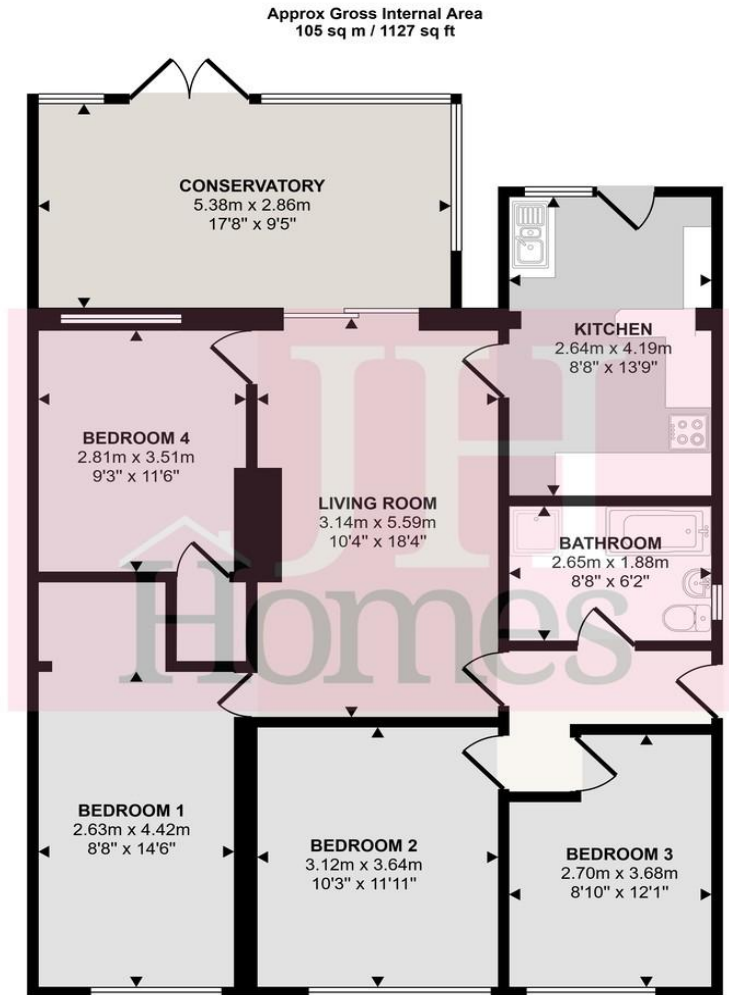
BATHROOM

Modern four-piece suite comprising of WC, wash hand vanity basin, bath and shower cubicle. UPVC double glazed window to the side, heated towel rail and tiling.

EXTERIOR

The property is set on a good-sized plot with double off-road parking giving access to the side aspect, entrance door and rear garden. The rear garden has been designed to provide an attractive and private outdoor space. An elevated decking area offers the perfect spot for al fresco dining and entertaining, while the lawn, patio, and established shrubs create a pleasant setting to enjoy throughout the seasons.





First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Station Road and follow the road round, over the railway bridge and continue into Greystone Lane. After a short while turn left into Brent Avenue and take your second right into Sanderling Lane. The property can be found by using the following "What Three Words":

<https://w3w.co/worldwide.twinkling.oaks>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

