

FREEHOLD



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

£250,000

FEATURES

- | | |
|--|-------------------------------------|
| Family Sized Semi-Detached
Dorma Bungalow | Wet Room |
| Four Bedrooms | Lawned Gardens To Front
& Rear |
| Quiet Cul-De-Sac Location On
Tantabank | Driveway & Attached
Garage |
| Gas CH System & uPVC DG | Suitable For A Variety Of
Buyers |
| Lounge, Dining Room &
Kitchen | No-Chain Involved |



A rare opportunity to acquire this extended semi-detached four-bedroom bungalow, ideally situated on the ever-popular Tantabank estate. The property is perfectly positioned just moments from surrounding villages, Dalton town centre, and within easy reach of local amenities, schools, and transport links, making it an excellent choice for a variety of buyers; particularly families seeking flexible living space. Set within well-established gardens to both the front and rear, the property benefits from a driveway providing off-road parking and access to an attached garage. The accommodation is well presented throughout and offers comfortable and versatile living. To the ground floor there is a welcoming lounge, dining/sitting room, fitted kitchen, two double bedrooms, and a wet room, while the first floor provides two further bedrooms, ideal for growing families or those needing additional space for home working or guests. Externally, the rear garden can be accessed via a rear entrance door and provides a pleasant outdoor space for relaxing or entertaining. The home further benefits from gas central heating system and uPVC double glazing. The location offers convenient access to nearby towns including Dalton-in-Furness, Barrow-in-Furness, and Ulverston. Early viewing is highly recommended to fully appreciate the space, flexibility, and setting this excellent home has to offer.

Accessed through PVC door into:

KITCHEN

7' 4" x 8' 7" (2.24m x 2.62m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Two uPVC double glazed windows to the side and rear, electric hob, electric oven, plumbing for a washing machine and fridge/freezer. Sliding door to:

LOUNGE

17' 8" x 9' 8" (5.38m x 2.95m)

PVC French style double glazed double doors to the rear garden, wall mounted electric fire, radiator and door to mid vestibule. Door to:

DINING ROOM

11' 7" x 9' 8" (3.53m x 2.95m)

Storage cupboard, radiator, uPVC double glazed window to the rear and stairs to the first floor.

MID VESTIBULE

Doors to two bedrooms and wet room.

BEDROOM

12' 0" x 10' 0" (3.66m x 3.05m)

UPVC double glazed window to the front, fitted wardrobes and radiator.

BEDROOM

11' 11" x 8' 7" (3.63m x 2.62m) max

Radiator and uPVC double glazed window to the front.

WET ROOM

Two-piece suite comprising of WC and wash hand basin, draining floor, electric shower, uPVC double glazed window to the side and storage cupboard.

FIRST FLOOR LANDING

Doors to two bedrooms and uPVC double glazed window to the rear.

BEDROOM

11' 3" x 10' 0" (3.43m x 3.05m) max

Radiator and uPVC double glazed window to the front.

BEDROOM

12' 5" x 8' 11" (3.78m x 2.72m)

UPVC double glazed window to the rear and radiator.

EXTERIOR

The property is set on a good-sized plot with off-road parking and gives access to the garage. Lawned garden to front, plus lawn and patio areas to the rear.

GARAGE

18' 3" x 9' 1" (5.56m x 2.77m)

Wall mounted combination boiler for the heating and hot water systems and light and power points.



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GENERAL INFORMATION

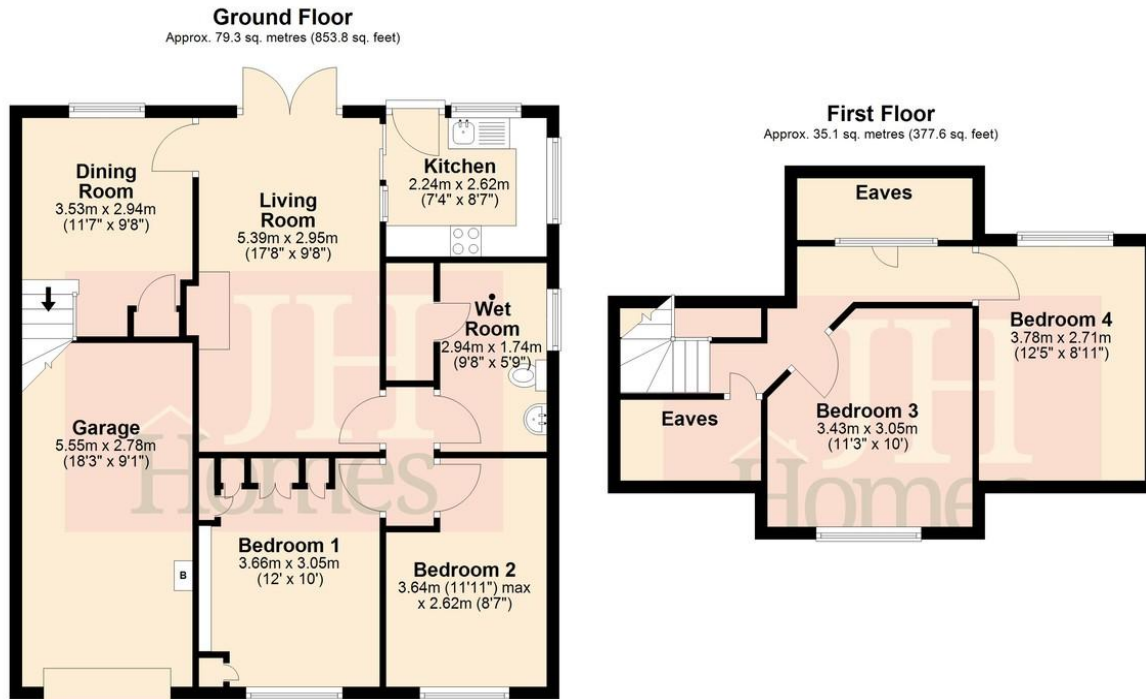
TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Add text here
PLEASE NOTE: Add text here

DIRECTIONS:

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Station Road and follow the road round and over the railway bridge, 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/sneezed.freely.shortcuts>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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.



Total area: approx. 114.4 sq. metres (1231.5 sq. feet)

