



**£235,000**

20 Merlin Drive, Dalton-in-Furness, LA15 8QE

LOVELY 3 BEDROOM SEMI-DETACHED FAMILY HOME - IDEAL FOR YOUNG / GROWING FAMILIES, NOT TO BE MISSED, WELL PRESENTED THROUGHOUT.

Entrance hall, living room, dining room/hall, modern kitchen, 3 good size bedrooms with en suite to master bed and modern family bathroom.

Good size private rear garden with patio area, driveway & garage providing ample off street parking, popular location close to numerous local amenities including shops, schools and transport links.

### Quick Overview

3 BEDROOM SEMI DETACHED FAMILY HOME

WELL PRESENTED THROUGHOUT

SPACIOUS ACCOMMODATION

POPULAR LOCATION

GOOD SIZE REAR GARDEN

CLOSE TO LOCAL AMENITIES

VIEWING HIGHLY RECOMMENDED

DRIVEWAY OFF ROAD PARKING

DETACHED GARAGE

ULTRAFAST BROADBAND



3



2



1



D



Ultra Fast  
Broadband



Off Road  
Parking

Property Reference: ULV1041



Hallway



Living Room



Dining Room



Kitchen

LOVELY 3 BEDROOM SEMI-DETACHED FAMILY HOME - IDEAL FOR YOUNG / GROWING FAMILIES, NOT TO BE MISSED, WELL PRESENTED THROUGHOUT.

Entrance hall, living room, dining room/hall, modern kitchen, 3 good size bedrooms with en suite to master bed and modern family bathroom.

Good size private rear garden with patio area, driveway & garage providing ample off street parking, popular location close to numerous local amenities including shops, schools and transport links.

Dalton-in-Furness is a well-established market town in Cumbria, situated on the Furness Peninsula, offering a good range of local amenities and a pleasant environment.

The town centre provides essential shopping, local services, and a selection of traditional pubs and eateries, focused around the Market Place. A key feature is the nearby South Lakes Safari Zoo and the extensive countryside walks, including those around the ruins of Furness Abbey. Abundant green space is provided by the various village greens and local recreation areas.

The town is served by Dalton railway station on the Furness Line, and its main road link is the A590, which now bypasses the town and connects directly to Barrow-in-Furness and the M6 motorway.

Accommodation with approx. dimensions

Vestibule

Living Room 11' 6" x 16' 3" (3.51m x 4.95m)

Kitchen 6' 7" x 9' 9" (2.01m x 2.97m)

Mid Vestibule

Bathroom 6' 5" x 5' 10" (1.96m x 1.78m)

Dining Room 8' 2" x 13' 2" (2.49m x 4.01m)

Bedroom Three 9' 7" x 9' 7" (2.92m x 2.92m)

Upper Floor

Landing Area 5' 7" x 3' 1" (1.7m x 0.94m)

Bedroom One 12' 0" x 12' 4" (3.66m x 3.76m)

Bedroom Two 5' 1" x 9' 0" (1.55m x 2.74m)

Garage 9' 7" x 18' 8" (2.92m x 5.69m)

Services Mains gas, water and electricity.

Council Tax Band C

Tenure Freehold (Vacant possession upon completion).

Viewings Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti Money Laundering Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bathroom



Bedroom Three



Rear Garden

"Double Click Text To Insert Floor Plan"

A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 25/03/2026.

Request a Viewing Online or Call