



12 DALLAM DRIVE, SANDSIDE, MILNTHORPE, LA7 7LL
£395,000

MILNE MOSER
SALES + LETTINGS

12 DALLAM DRIVE
SANDSIDE
MILNTHORPE
LA7 7LL



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GARAGE &
PARKING

OVERVIEW

Having a level plot and well planned gardens front and rear, this detached bungalow is perfect for buyers wishing to personalise and update. The accommodation is already well laid out with a generous lounge diner having far reaching views across the garden towards the estuary and distant fells, a kitchen and a shower room/wet room. Two of the three bedrooms are doubles and one has an ensuite cloakroom. There is space on the driveway for several cars and the bungalow also has an attached garage.

Available with no onward chain, level bungalows in this location rarely come onto the market and a viewing is recommended. Gas centrally heated and UPVC double glazed.

ACCOMMODATION

From the driveway, a frosted UPVC double glazed leads into:

HALL

An L shaped hallway with a radiator, telephone point and two ceiling lights. A drop down ladder leads to the loft which has boarding to the centre and a light.

LOUNGE DINER

19' 6" x 15' 10" (5.93m x 4.82m) max

A lovely bright room with UPVC double glazed windows to the front and rear aspects plus sliding patio doors to the garden. There are views between the lower neighbouring properties towards the bay. Limestone fire surround with polished hearth and living flame gas fire, two ceiling light and two radiators. Television points and cabling.





KITCHEN

10' 1" x 14' 6" (3.07m x 4.43m)

UPVC double glazed window to the rear and side elevation. Fitted with beige base and wall units with wood trim and marble effect worktops. Tiled splashbacks, a stainless steel sink with drainer and plumbing for a washing machine. Gas hob and gas double oven under, a radiator, ceiling light and extractor. Built in airing cupboard plus additional second cupboard ideal for a vacuum cleaner or ironing board etc. Floor mounted boiler and an external door.

BEDROOM

10' 3" x 13' 10" (3.13m x 4.22m) excluding wardrobe

A UPVC double glazed window overlooks the front garden. A good sized double with radiator, ceiling light and built in double wardrobe.

ENSUITE WC

A useful addition to the property, fitted with a wash hand basin, WC, extractor and a ceiling light.

BEDROOM

10' 4" x 10' 11" (3.14m x 3.33m)

Also a good size double, the second bedroom has dual aspect UPVC double glazed windows, a radiator and ceiling light.

BEDROOM

10' 4" x 7' 5" (3.14m x 2.25m)

UPVC double glazed window overlooking the driveway. Ceiling light and a radiator.

WETROOM

Frosted UPVC double glazed window. Having an open shower area with screen and wall mounted shower, a pedestal wash basin and WC. Chrome heated towel rail, a shaver point, ceiling light and both tiling and aqua board panelling to the walls. Wet room flooring.



EXTERNAL

Sitting centrally on the plot, the bungalow has a long driveway to the side leading to the garage and a well maintained lawned front garden edged with clipped evergreens and a curved wall.

The rear garden is also lawned with flower borders, fencing and evergreens. There is a view towards the bay between the lower neighbouring properties. Potting shed and external tap.

GARAGE

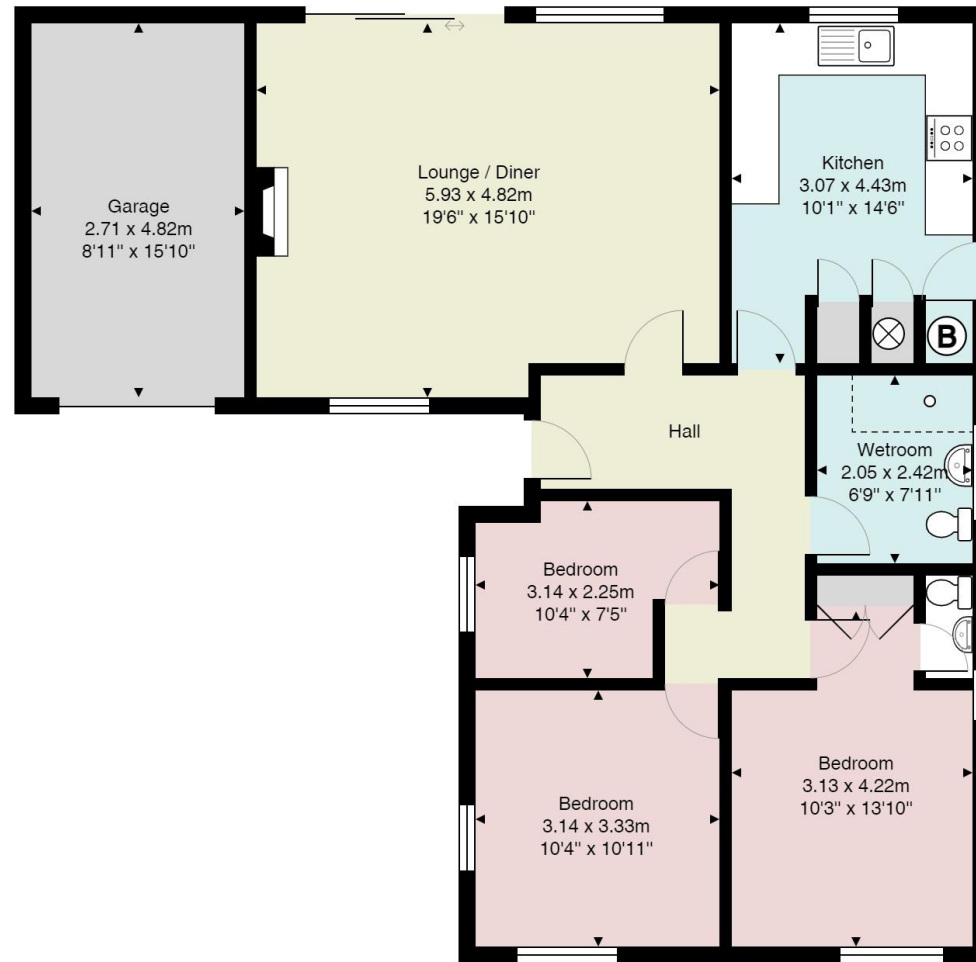
8' 11" x 15' 10" (2.71m x 4.82m)

Having an electric roller door, power and light.

DIRECTIONS

Leaving our Milnthorpe office in The Square, proceed straight across at the traffic lights towards Arnside. Pass Booths supermarket and Dallam Tower Estate. Turn left into Sandside, then left again into Dallam Drive. Bear right with the property located to the left hand side towards the end of the cul de sac
what3words.com/focus.cocktail.toasters





This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage are connected

Tenure: Freehold

Council Tax Band: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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