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DALTON STREET
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AL3 5QJ

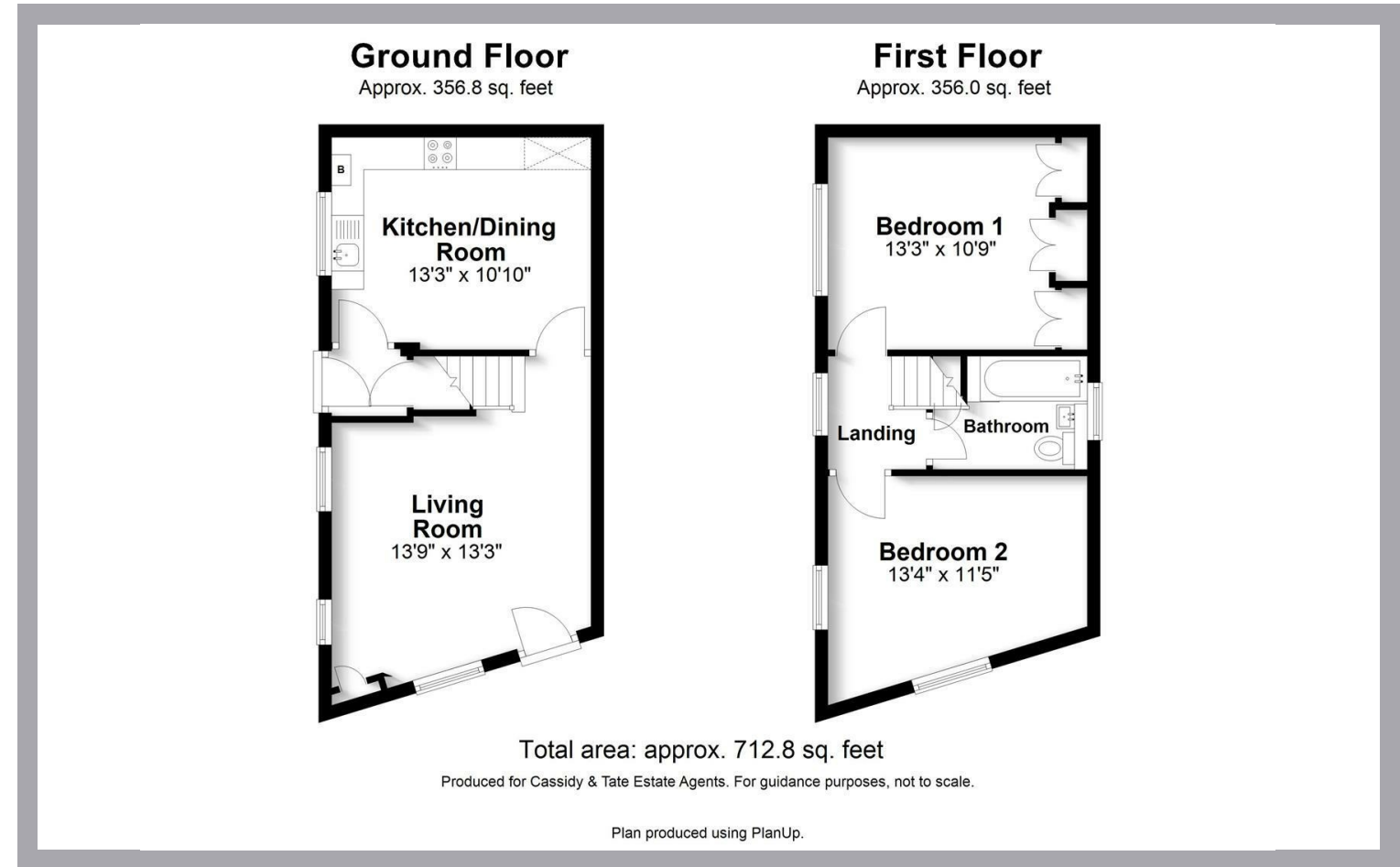
Price Guide £680,000

EPC Rating: C Council Tax Band: E

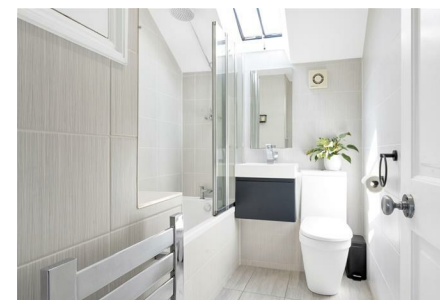


All The Ingredients Needed For A Fabulous Lifestyle

A delightful and rarely available two bedroom detached home with private parking space conveniently located in this popular conservation area. The property offers a perfect blend of comfort and convenience with a generous living space and features two separate reception rooms, two double bedrooms and upstairs bathroom. One of the standout features of this home is the off-road parking, providing a secure space for one vehicle. The courtyard garden offers a lovely outdoor area, perfect for enjoying a morning coffee or hosting summer barbecues with potential to create a further parking space, if required. Situated within walking distance to the city centre, residents will appreciate the convenience of nearby shops, restaurants, and amenities. Additionally, the proximity to the mainline train station makes commuting to London easily accessible.




Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



*Specialists in
Bespoke Properties*

- Detached Home
- Off Road Parking
- Central Location
- EPC C
- Two Double Bedrooms
- Courtyard Garden
- Modern Kitchen
- Council Tax E

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

Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		