

CorrieandCo

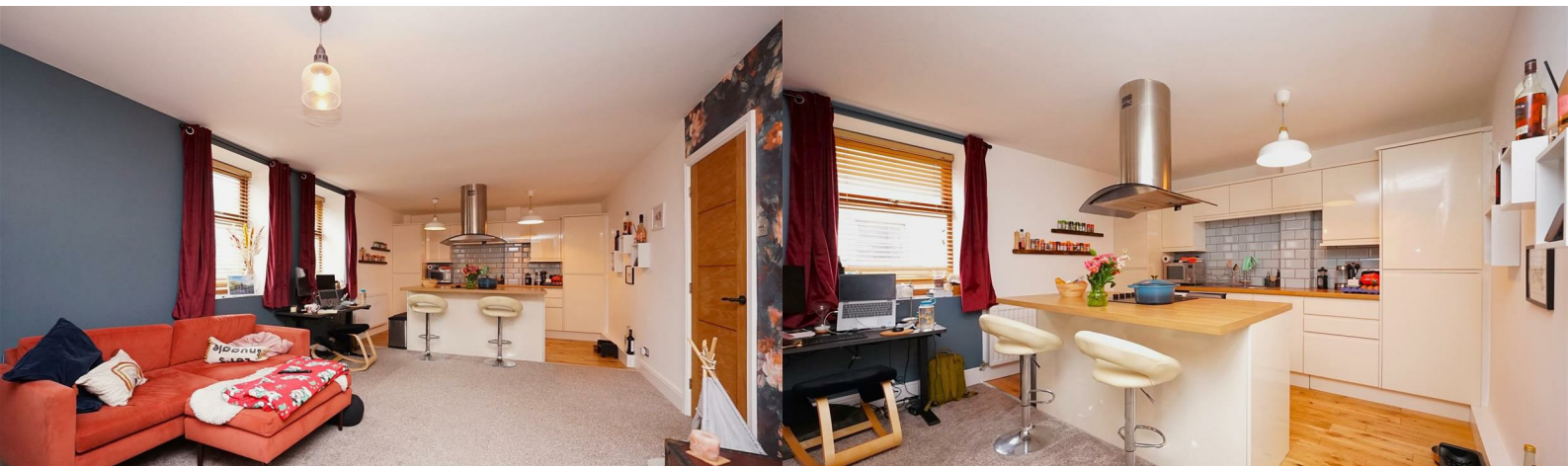
INDEPENDENT SALES & LETTING AGENTS



48B Broughton Road

Dalton-In-Furness, LA15 8RP

Offers In The Region Of £85,000



48B Broughton Road

Dalton-In-Furness, LA15 8RP

Offers In The Region Of £85,000



This lovely ground floor flat boasts an open plan living space, perfect for relaxing and entertaining guests. The property has been meticulously maintained throughout, ensuring a welcoming and homely atmosphere from the moment you step inside. Situated in a popular location, this flat is conveniently close to amenities and is ideal for a range of buyers.

As you enter the communal area of this property, you will find a room just outside the front door, which is perfect for extra storage.

Upon entering the property you arrive into the neutrally decorated hallway which provides access to the lounge/kitchen area, the bedroom and bathroom. The open plan lounge/kitchen is a generous size and has been decorated with appealing colours and bold accents with a neutral carpet. The kitchen has been fitted with cream gloss handless style wall and base units with laminate oak effect work surfaces and a grey subway tiled splashback. The integrated appliances include fridge/freezer a single oven, induction hob and an extractor fan, and there is ample space for free standing appliances such as a slimline dishwasher and a washing machine.

The double bedroom has been decorated with bold coloured walls with panelling and a neutral carpet, featuring a modern industrial light fixture. The bathroom has been fitted with a three piece suite comprising of a WC, vanity sink and bath with an over bath shower attachment and has been decorated with laminate oak effect flooring, decorative wallpaper and bold coloured walls.

Externally, the property benefits from a communal yard space.

Entrance Hallway

Lounge/Kitchen

12'7" x 23'11" (3.85 x 7.31)

Bedroom

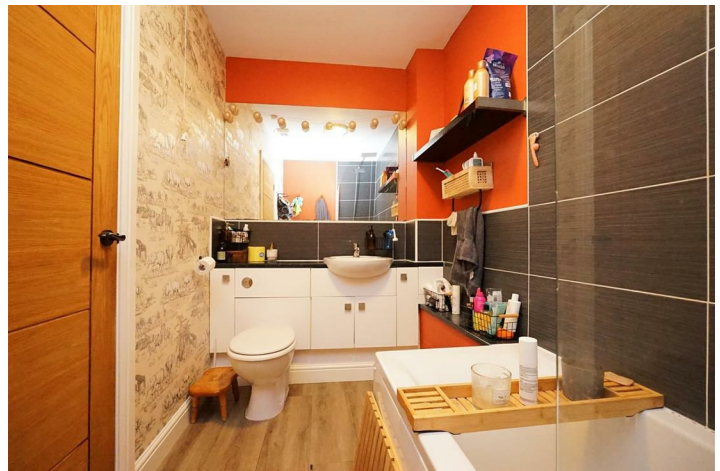
13'1" x 8'9" (3.99 x 2.68)

Bathroom

5'3" x 9'5" (1.62 x 2.88)



- Ideal For A Range Of Buyers
 - Close To Amenities
- Well Maintained Throughout
 - Ground Floor Flat
 - Council Tax Band - A
- Popular Location
 - Open Plan Living
- £40 Monthly Maintenance Charge
 - Gas Central Heating
 - Double Glazing



Road Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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