

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



35 Broughton Road

Dalton-In-Furness, LA15 8RP

Offers In The Region Of £140,000



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NEWLY RENOVATED PROPERTY. *This property boasts a delightful combination of modern elegance and traditional charm, making it a perfect choice for first-time buyers looking for their dream home. The house features three inviting bedrooms, providing ample space for a growing family or for those in need of a home office or guest room. With two beautifully designed bathrooms, including an ensuite for added convenience, this property offers a touch of luxury that is sure to impress. The recent renovation has left the house in immaculate condition, showcasing a fresh and contemporary feel throughout.*

As you enter the property, through the black composite door with brushed metallic fittings, you arrive into the entrance vestibule which provides access to the reception area.

The reception room has been tastefully decorated with timeless off white walls with complimentary grey carpeting and slate window sills. The colour palette and design continues throughout the property creating a contemporary sophistication. From the spacious reception room you have access to the stairs and the kitchen diner. The kitchen diner has been fitted with white gloss wall and base units with black sleek handles and wood work surfaces. The integrated appliances include a single oven with induction hob and a black stainless steel extractor fan, a fridge-freezer and a washing machine/dryer.

To the first floor there are two good sized bedrooms. Both of the bedrooms have been neutrally decorated with timeless off white painted walls and complimentary plush grey carpeting. The family shower room has been fitted with bevelled edge white subway tiling with contrasting dark grouting and complimentary vinyl flooring comprising of a close couple WC, wall hung sink with a black tap and touch LED demist mirror and a walk in shower with black fittings and a thermostatic rainfall shower head.

To the second floor you will find a loft conversion creating a third bedroom benefiting from a Velux, built in storage and an ensuite bathroom comprising of a free standing bath, a WC and a wall hung sink in the same contemporary style as the main shower room.

To the rear of the property accessed via a full glazed door there is a well maintained, slate style patio yard ideal for outdoor seating and entertainment.

Reception

21'4" x 9'10" (6.51 x 3.01)

Kitchen Diner

8'0" x 15'5" (2.46 x 4.71)

Bedroom One

10'4" x 16'7" into eaves (3.17 x 5.07 into eaves)

Bedroom Two

13'1" x 8'8" (4.00 x 2.66)

Bedroom Three

7'3" x 7'6" (2.21 x 2.29)

Shower Room

4'3" x 7'4" (1.31 x 2.24)

Ensuite

5'4" x 5'10" (1.64 x 1.78)



- Ideal For First Time Buyers
- Immaculate Throughout
- Close To Schools And Transport
 - Kitchen Diner
- Gas Central Heating

- No Chain
- Recently Renovated
 - Ensuite
 - Double Glazing
- Council Tax Band - A



Road Map



Terrain Map



Floor Plan



35 Broughton road, Dalton

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.

