

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 74 Market Street

Dalton-In-Furness, LA15 8AA

Offers In The Region Of £180,000



4



3



1



D



# 74 Market Street

Dalton-In-Furness, LA15 8AA

## Offers In The Region Of £180,000



*Imposing and versatile commercial property, in the heart of the bustling Dalton town. The ground floor of the property has been renovated in neutral décor and carpets, open plan shop floor is of great size and has two separate toilets, and a kitchen area. The Maisonette flat, with separate access and stairs, has on the first floor, a large lounge, kitchen, bathroom with separate WC, and bedroom. The 2nd floor has three good sized bedroom. There is a yard at the rear of the property. This vacant property is a great investment opportunity.*

We are pleased to bring to the market this commercial property with accommodation. The ground floor of the property has been renovated in neutral décor and carpets, Good open 'shop floor ' space, of two rooms, making the most of the natural day light. To complete the commercial aspect are two separate toilets, one offering disabled access. A private kitchen offers pine effect units with recess for fridge, grey wall tiles.

The first and second floor offers a maisonette flat, with separate access from the shop below. The first floor has a generous lounge, with two sizeable windows, overlooking the main street. The room is in need of renovation but has lots of potential. Leading to rear of the property is the kitchen, having pine effect base units with laminate flooring. There is space for a stand alone fridge freezer, washing machine and cooker. The boiler is found within the kitchen. At the back of the first floor is a three piece bathroom, with a white bath, sink and separate toilet area. The first bedroom of the four is found on this floor.

The 2nd floor has two double bedrooms and one smaller bedroom. All bedrooms are decorated in a cream neutral décor and brown carpets. At the back of the property there is a rear yard.

This vacant property is a great Investment Opportunity.

### Front of Shop

16'0" max 13'8" x 42'7" (4.90 max  
4.19 x 12.98)

### Kitchen Area and WC

5'1" x 10'10" (1.56 x 3.31 )

### Flat with Separate Rear Entrance

#### Lounge

16'9" x 14'4" (5.11 x 4.38 )

#### Kitchen

9'4" x 9'9" (2.87 x 2.99)

#### Bathroom

5'5" x 6'2" (1.67 x 1.90 )

#### WC

3'1" x 4'5" (0.95 x 1.37 )

#### Bedroom

6'4" x 13'2" (1.95 x 4.03)

#### Bedroom

12'9" x 8'3" (3.89 x 2.53 )

#### Bedroom

7'6" x 16'0" (2.31 x 4.88 )

#### Bedroom

7'6" x 12'9" (2.30 x 3.89 )

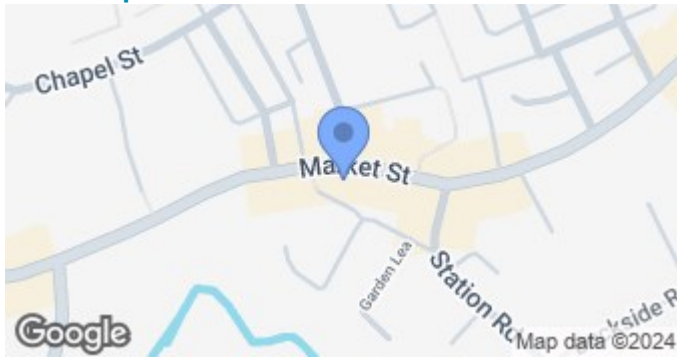


- Ideal Investment Opportunity
- Maisonette with 4 Bedrooms
  - Gas Central Heating

- Popular Location
- Current Rateable Value - £7400
- Council Tax Band - A



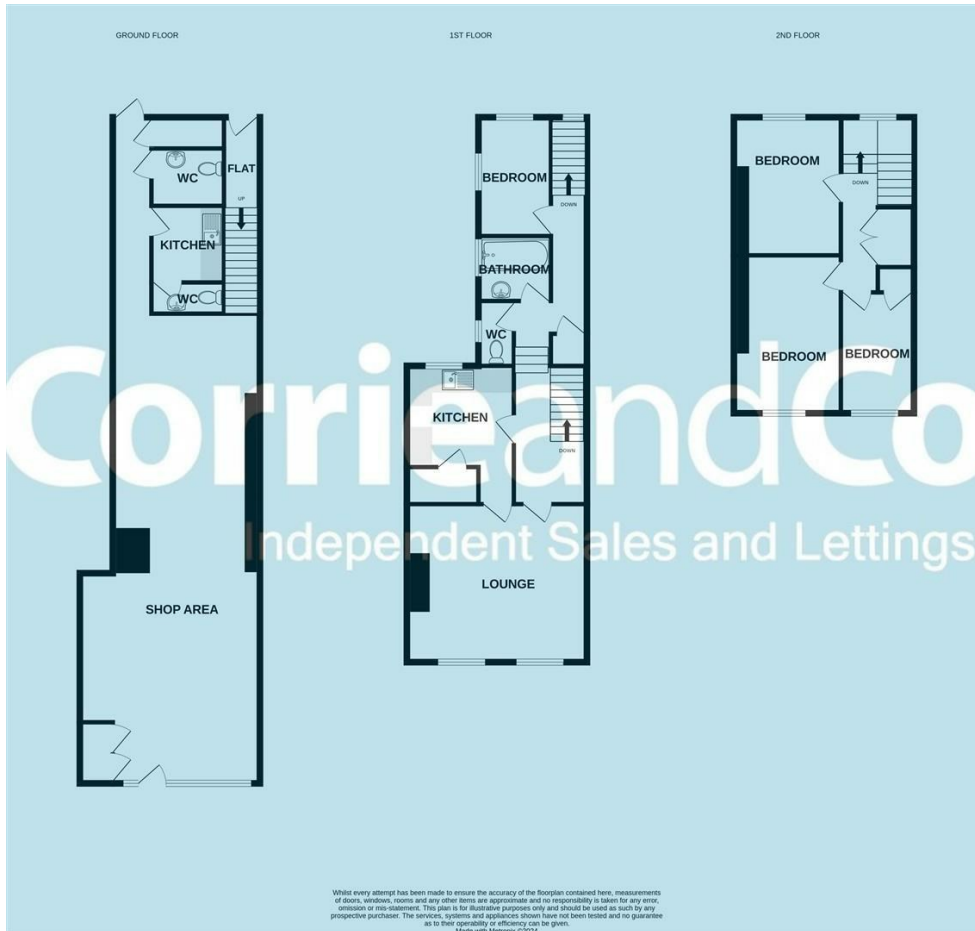
## Road Map



## 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.

