



## 33 Station Road

Dalton-In-Furness, LA15 8PL

Offers In The Region Of £295,950



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# 33 Station Road

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***NO ONWARD CHAIN! This delightful home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-appointed layout features four generously sized bedrooms, providing ample space for families or those seeking extra room for guests or a home office. This terraced house on Station Road presents a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood.***

Welcome to this stunning terraced property that perfectly blends period charm with modern comfort. As you step through the front door, you're immediately greeted by the rich tones of the classic wood flooring, a timeless feature that sets the tone for the rest of the home. To your left, the front lounge welcomes you with a warm and bright bay window that floods the room with natural light, creating an airy, inviting atmosphere—perfect for relaxing or entertaining.

Flowing seamlessly behind the lounge is the dining room, ideally positioned for both everyday meals and special gatherings. This space connects directly to the long, well-appointed kitchen, designed for practicality and style. A standout feature here is the unique wood burner, adding a cosy, rustic charm and making this more than just a kitchen—it's a space to gather.

At the rear of the kitchen, you'll find access to the private back garden, which offers immense potential. Whether you're dreaming of a vegetable patch, a floral escape, or a tranquil outdoor seating area, this garden is ready to become a green-fingered haven.

Up the stairs to the first floor, you'll discover three comfortable bedrooms, each with its own character, and a well-sized family bathroom, thoughtfully finished to serve the needs of a growing household. The home continues to impress as you ascend to the third floor, where you'll find an additional bedroom and second bathroom—both illuminated by skylights that pour in natural light, creating bright, serene spaces with a sense of privacy and peace. This property provides a large amount of storage, with ample walk in storage to the rear of the 2nd floor bedroom. There is also a large airing cupboard, under the stairs storage, built in wardrobes to the small bedroom and under eaves storage to the top floor bathroom. Workshop is suitable for use as a workshop and storage, ideal for motorbikes, bikes, canoes etc. The Cellar is ideal for additional storage and use as a wine cellar.

This beautifully balanced home combines traditional charm with practical modern living. Ideal for families, professionals, or anyone looking for a warm, character-filled property in a vibrant community.

### Reception One

16'2" x 10'4" (4.95 x 3.16 )

### Dining Room

12'10" x 11'6" (3.93 x 3.53 )

### Kitchen

7'9" min 8'2" max x 26'4" (2.38 min 2.50 max x 8.05 )

### Cellar

### Bedroom One

13'9" x 12'9" (4.20 x 3.91 )

### Bedroom Two

13'8" x 16'6" (4.17 x 5.03 )

### Bedroom Three

12'11" x 7'11" (3.94 x 2.43 )

### Bathroom

6'6".13'1" x 7'4" (2.04 x 2.26 )

### Bedroom Four

6'9" x 12'11" (2.06 x 3.95 )

### Shower Room

6'7" x 8'1" (2.03 x 2.48)

### Workshop Storage

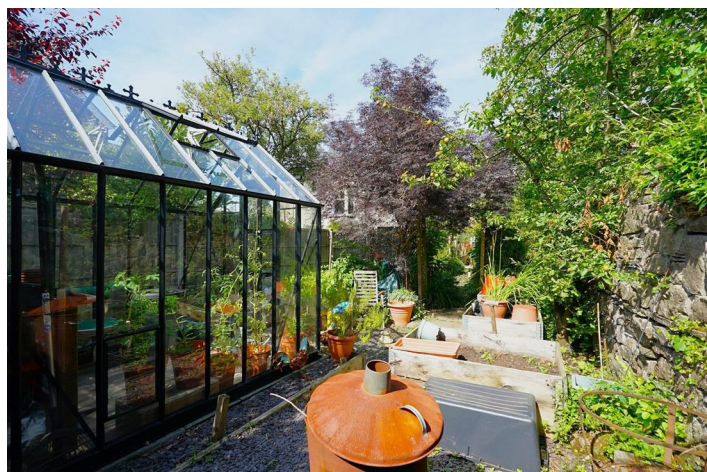
6'4" x 24'11" (1.95 x 7.61 )





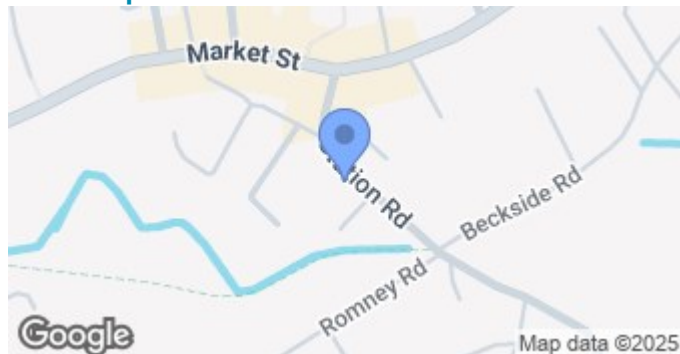
- Ideal for a Range of Buyers
  - Forecourted Terrace
- Traditional Features Throughout
  - Rear Garden
  - Gas Central Heating

- Popular Location
- Large Workshop
- Spacious Living Accommodation
  - Cellar and Workshop
  - Council Tax Band - C





## Road Map



## Terrain Map



## Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

