

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



22-24 Market Street

Dalton-In-Furness, LA15 8AA

Asking Price £225,000



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This three bedroom terraced home provides beautiful curb appeal, with an excellent opportunity for families and first time buyers. The property is situated in a popular location close to amenities and bus routes you can enjoy the ease of convenience and the benefits of a move-in-ready home. The property has been renovated from two cottages, into one and to a high standard with plenty of original features, creating a cosy cottage.

Entering the property you are presented with the first reception room. This room has slate flooring with a multifuel wood burner in the centre of the room, creating a cosy cottage feel. The stone walls have been painted white making the room bright and welcoming, with a window to the front of the property. Adjoined to this room is reception room two with light grey carpets, pink panelling on the feature wall. Within reception room two there is a decorative recess with timber mantle within the original chimney breast. Both reception rooms have the original beams on the ceiling making an exceptional feature.

Access to the kitchen can be through either reception room, the kitchen has been renovated to a high standard with a good range of navy blue shaker style wall and base cabinets with white laminate worktops, metallic handles and a white tiled wall. The kitchen has a built in dishwasher and washing machine with stand alone gas cooker with a four ring hob and extractor fan. The décor is white painted walls with tiled flooring. The kitchen provides plenty of natural light with a large window to the centre and two Velux windows above. At the end of the kitchen there is a stone wall feature with space for a dining table. Coming of the kitchen there is a utility room, which is a great space for additional white goods and storage.

Heading upstairs bedrooms two and three are on the first floor. Both rooms have been decorated with grey carpets and neutral painted walls with bedroom three having storage. Both rooms are of good size allowing a bed and furniture to fit in well with extra space. The family bathroom is on the first floor which is a great size and has been fitted with a large white 'L' shaped bath with over head shower attachment, close couple WC, and traditional Victorian style sink. There is a range of turquoise tiles around the bath and coordinating panelling for the rest of the bathroom.

The second floor is where the master bedroom is, this room has original beams making it a great feature. There is grey carpets and neutral walls allowing any potential buyer to move straight in. The room provides plenty storage in the eaves with wooden sliding doors. There is two Velux windows allowing in plenty of light.

To the rear of the property there is a private South facing courtyard, which

Reception One

18'5" x 11'1" (5.62 x 3.38)

Reception Two

18'4" x 9'8" (5.61 x 2.97)

Kitchen

15'5" x 7'1" (4.71 x 2.18)

Utility Area

4'7" x 9'4" (1.42 x 2.87)

Master Bedroom

14'8" into eaves x 20'6" max (4.49 into eaves x 6.27 max)

Bedroom Two

21'11" x 9'8" (6.69 x 2.95)

Bedroom Three

8'11" x 8'5" (2.74 x 2.59)

Bathroom

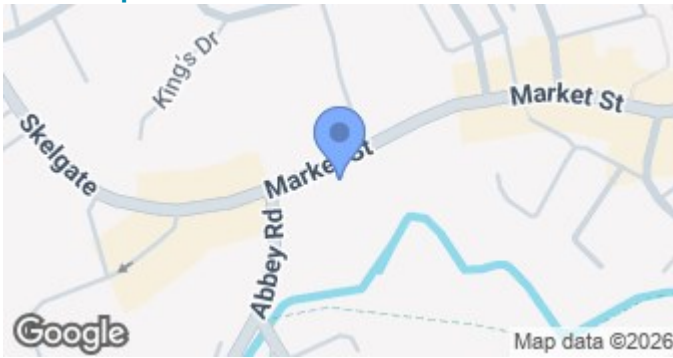
8'5" x 9'8" (2.59 x 2.96)



- Three Bedrooms
- Immaculate Throughout
- Original Features
 - Utility Room
 - Vacant
- Prime Location
- Multi Fuel Fire
- Renovated from Two Cottage
- Council Tax Band B
- Listed Property



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	