



## 3B Market Place

Dalton-In-Furness, LA15 8AZ

Offers In The Region Of £155,000



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*Tucked away but still close to the centre of Dalton-In-Furness, this apartment offers a unique blend of historical character and modern living. The property has two well-proportioned bedrooms and two bathrooms, making it an ideal choice for couples or small families seeking comfort and convenience. With its prime location on Market Place, residents will enjoy easy access to local amenities, shops, and transport links, ensuring that everything you need is just a stone's throw away.*

Welcome to this remarkable flat in the historic town of Dalton-in-Furness, a property steeped in 18th-century charm yet thoughtfully updated for modern living. Tucked away behind a grand entrance that hints at its rich heritage, the home immediately offers a sense of privacy and elegance. As you pass through the gated entrance, you'll find private parking—an exceptional convenience in such a central location.

Upon entering the building, you're greeted by a breath-taking open-plan kitchen and living area, the true heart of the home. Towering ceilings soar above, creating a sense of space, while skylights flood the room with natural light, illuminating the blend of period character and contemporary finishes. Exposed beams, refined woodwork, and a carefully curated layout make this space perfect for entertaining or simply relaxing in timeless comfort.

Moving through the kitchen, you'll discover two generously proportioned bedrooms, each offering a peaceful retreat with charming architectural details and plenty of natural light. The main bedroom features a large walk in wardrobe and a fully equipped en-suite and the second bedroom an en-suite shower room. Additionally, a well-designed utility room adds modern functionality, complete with a convenient WC for guest use.

Throughout the property, original features have been preserved and celebrated, from stone accents to time-worn timber, seamlessly integrated with subtle modern touches. This flat is a rare find, offering a unique blend of classic charm and contemporary ease, all set in the picturesque surroundings of Dalton-in-Furness.

### Open Plan Kitchen Living

21'9" x 20'6" plus 12'10" x 9'7" (6.63 x 6.26 plus 3.92 x 2.94 )

### Bedroom One

12'11" x 14'0" (3.94 x 4.27 )

### Ensuite Shower Room

5'9" x 7'1" (1.76 x 2.17 )

### Bedroom Two

12'6" x 10'4" (3.83 x 3.17 )

### Ensuite

10'3" x 3'5" (3.14 x 1.06 )

### Wc/utility

6'5" x 5'10" (1.97 x 1.79 )



- Close to Local Amenities
- Private Parking Available
- Separate Utility Room
- Gas Central Heating
- Striking Exposed Beams
- Large Living Space
- Council Tax Band - A
- EPC - C



## Road Map



## Terrain Map



## Floor Plan

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	