



## 14 Station Road

Dalton-In-Furness, LA15 8DW

Offers In The Region Of £110,000



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*This delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, investors or individuals looking for a peaceful home. Located in the heart of Dalton-In-Furness, you will find yourself within easy reach of local amenities, schools, and transport links, making it an ideal location for both work and leisure.*

Stepping through the front door, you're immediately welcomed into a bright and inviting lounge, where beautiful wood effect flooring stretches out beneath your feet and tasteful décor creates a warm and homely atmosphere. The room effortlessly blends comfort and style, setting the tone for the rest of the property. The unique shape of the building subtly reveals itself here, adding a distinctive charm that sets this home apart from more conventional layouts.

Moving towards the rear of the property, you're drawn into a stunning redesigned modern kitchen. This space has been thoughtfully updated, offering a sleek and practical setting for everyday living and entertaining alike. Contemporary finishes and a clean, functional layout make this kitchen not only eye-catching but truly a joy to use.

Upstairs, the sense of style continues with two beautifully presented bedrooms, each offering a serene and comfortable retreat. Light flows into each room, highlighting the refined décor and creating a relaxing environment. The family bathroom completes the upper floor, combining elegant design with modern fittings to create a space that is as practical as it is sophisticated.

### Living Dining Area

11'0" x 7'7" plus 13'2" x 9'4" (3.36 x 2.33 plus 4.02 x 2.86 )

### Kitchen

11'5" max x 7'4" max (3.48 max x 2.26 max )

### Shower Room

5'4" x 7'8" (1.63 x 2.36 )

### Bedroom One

9'1" x 11'7" max 10'7" min (2.77 x 3.55 max 3.25 min )

### Bedroom Two

9'4" x 6'5" (2.87 x 1.97 )



- Close to Local Transport Links
- Finished to High Standard
  - Gas Central Heating
  - Vacant Possession
  - EPC -

- Great Access to Amenities and Shops
  - Local to Schools
  - Council Tax Band - A
  - No Onward Chain



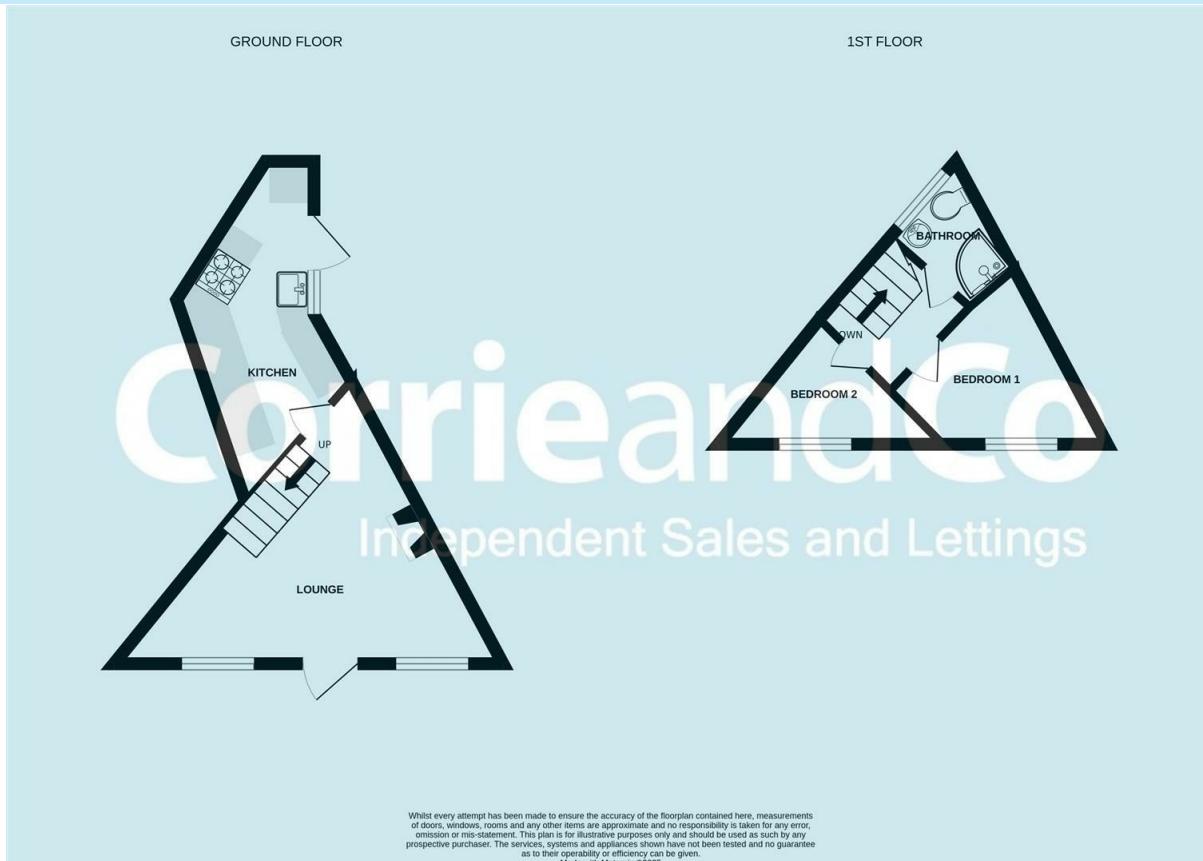
## Road Map



## 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.

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	