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INDEPENDENT SALES & LETTING AGENTS

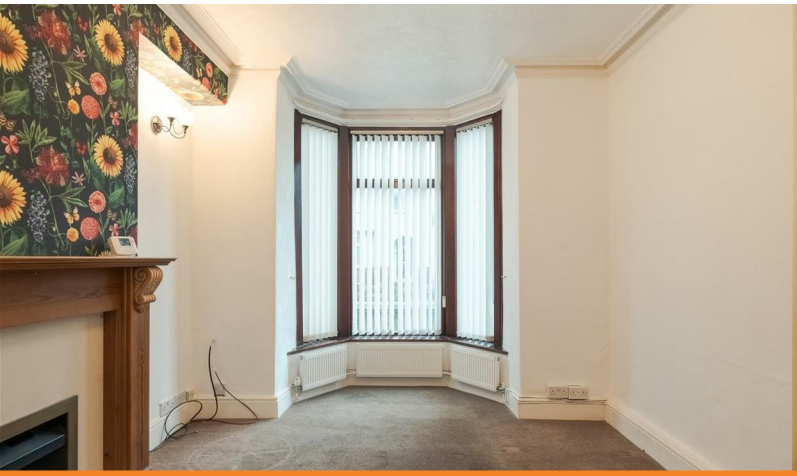


37 Myrtle Terrace

Dalton-In-Furness, LA15 8BP

Offers In The Region Of £180,000

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37 Myrtle Terrace

Dalton-In-Furness, LA15 8BP

Offers In The Region Of £180,000







A fantastic opportunity to purchase this three storey, forecourted home, ideally situated on the outskirts of the bustling market town of Dalton. Conveniently located close to a variety of local shops, eateries, pubs, schools and bus routes, the property offers well proportioned accommodation across three floors, making it an ideal first time purchase. A further benefit is the useful garage/workshop to the rear, providing excellent additional storage or hobby space. Offered for sale with no upper chain, this is an opportunity not to be missed.

Upon entering the property through the front door, you are welcomed into the vestibule, which leads through to the hallway, providing access to the ground floor accommodation and staircase to the first floor.

The front reception room lounge is a well proportioned and inviting space, featuring a charming bay window to the front aspect, allowing plenty of natural light to fill the room. There is ample space for comfortable seating, making it an ideal setting for relaxing and unwinding. Leading through the hallway, you will find the separate dining room, offering a versatile space for family meals and entertaining guests. The dining room provides access to the kitchen, while a useful storage cupboard and additional understairs storage offer practical solutions for keeping the home organised.

The kitchen is conveniently positioned to the rear of the property and is fitted with a range of modern cream shaker style wall and base units, complemented by sleek black granite worktops. Integrated appliances include a fridge freezer and dishwasher, with space for a Range cooker. A side door leads out to the rear yard, which in turn provides access to the useful garage/workshop.

Moving upstairs, the first floor landing provides access to two generous double bedrooms and the family bathroom. The bathroom is fitted with a three piece suite comprising a bath with an over bath shower attachment, wash basin and WC. A separate storage cupboard provides additional space for household essentials.

Stairs continue to the second floor, where you will find a further bedroom, offering a versatile space that could be utilised as a principal bedroom, guest room or private retreat. The room benefits from two Velux windows alongside a rear facing window, allowing an abundance of natural light to flood the space. A useful storage cupboard provides additional room for belongings.

Externally, the property benefits from a rear yard, providing access to the garage/workshop, which is equipped with both light and power, making it ideal for storage, hobbies or workshop use.

Lounge
10'5" x 14'6" (3.20 x 4.44)

Dining Room
10'9" x 14'6" (3.28 x 4.42)

Kitchen
10'3" x 7'3" (3.14 x 2.22)

Bedroom One
12'0" x 14'0" (3.66 x 4.28)

Bedroom Two
8'2" x 14'6" (2.50 x 4.43)

Bathroom
10'7" x 7'4" (3.24 x 2.24)

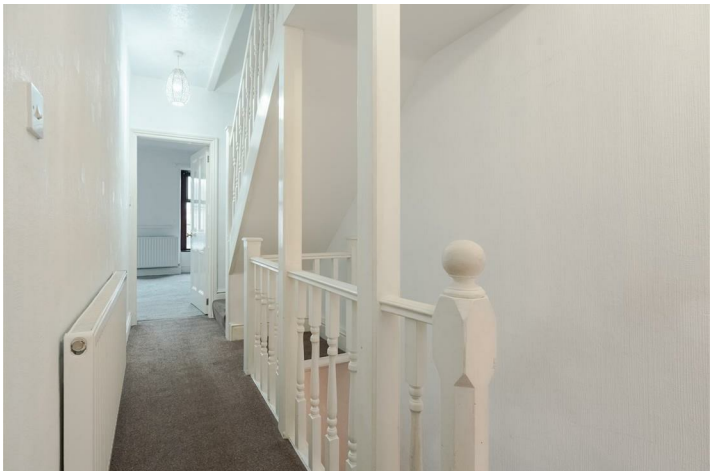
Bedroom Three (Second Floor)
17'6" max into eaves x 9'1" (5.34 max into eaves x 2.79)

Garage/Workshop
8'5" x 18'6" (2.59 x 5.66)



- Deceptive three storey home
- No upper chain
- Ideal first home
- Gas central heating
- Garage/workshop to the rear
- Versatile accommodation
- Close to amenities
- Council tax band - B









Road Map



Terrain Map



Floor Plan



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 whether buying or selling.

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.

