

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 7 Slater Street

Dalton-In-Furness, LA15 8SR

Offers In The Region Of £225,000



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*This sought after semi-detached property is ideally positioned in the heart of Dalton town centre, offering excellent access to local amenities. The versatile accommodation includes a ground floor bedroom served by a convenient wet room, ideal for flexible living, along with two further generously sized bedrooms on the first floor, both benefiting from their own ensuite facilities. Externally, the property boasts ample off-road parking and a rear patio garden. Offered with no onward chain, the home requires modernisation but presents an exciting opportunity to create a stylish and comfortable residence tailored to your own taste.*

This well-proportioned property offers a versatile layout across two floors, perfectly suited for modern family living or those requiring ground-floor accessibility. To the rear of the property space to park two cars, a rare and desirable feature in the area. You enter the home via an entrance hall that leads into a spacious, full-depth lounge and diner, providing an expansive and dual-aspect living area for relaxation and entertaining. The kitchen is situated to the rear, fitted with cooking facilities and a sink, and provides a direct access point to the rear exterior. A standout feature of the ground floor is the inclusion of a third bedroom located at the front, which sits adjacent to a practical wet room equipped with a shower, toilet, and washbasin.

The first floor is reached via a staircase leading from the hallway to a central landing. This level hosts two further double bedrooms, each benefiting from its own private facilities. Bedroom one is exceptionally spacious and features an ensuite bathroom with a washbasin and toilet, while bedroom two is also a generous size and includes its own ensuite shower room with a toilet and basin. This thoughtful configuration ensures privacy and convenience for all residents.

## Reception

25'6" x 13'4" (7.79 x 4.08 )

## Kitchen

13'10" x 8'9" (4.23 x 2.69 )

## Wet Room

7'11" x 5'9" (2.42 x 1.76 )

## Bedroom One

13'5" x 13'2" (4.10 x 4.02 )

## Ensuite Shower Room

3'8" x 9'4" (1.12 x 2.87 )

## Bedroom Two

10'6" x 13'2" (3.21 x 4.02 )

## Bedroom Two Ensuite

4'0" x 12'7" (1.22 x 3.86 )

## Bedroom Three

8'9" x 9'10" (2.68 x 3.02 )

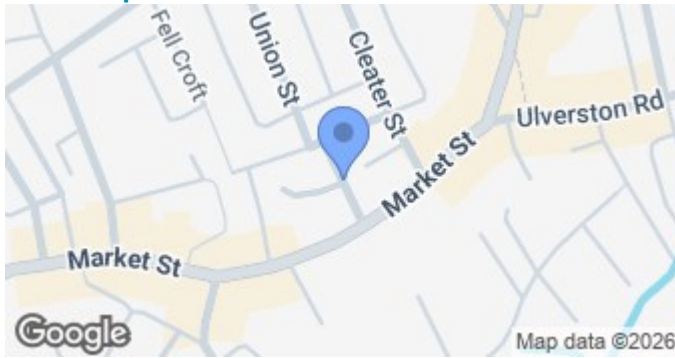


- Excellent Investment Opportunity
  - Wet Room and 2 Ensuities
  - No Chain

- Versatile Accommodation
- Two Rear Car Parking Spots
- Council Tax Band - A



## Road Map



## Terrain Map



## Floor Plan



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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.

