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INDEPENDENT SALES & LETTING AGENTS



74 Market Street

Dalton-In-Furness, LA15 8AA

Offers In The Region Of £165,000



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Imposing and versatile commercial property, in the heart of the bustling Dalton town. The ground floor of the property has been renovated in neutral décor and carpets, open plan shop floor is of great size and has two separate toilets, and a kitchen area. The Maisonette flat, with separate access and stairs, has on the first floor, a large lounge, kitchen, bathroom with separate WC, and bedroom. The 2nd floor has three good sized bedroom. There is a yard at the rear of the property. This vacant property is a great investment opportunity.

We are pleased to bring to the market this commercial property with accommodation. The ground floor of the property has been renovated in neutral décor and carpets, Good open 'shop floor' space, of two rooms, making the most of the natural day light. To complete the commercial aspect are two separate toilets, one offering disabled access. A private kitchen offers pine effect units with recess for fridge, grey wall tiles.

The first and second floor offers a maisonette flat, with separate access from the shop below. The first floor has a generous lounge, with two sizeable windows, overlooking the main street. The room is in need of renovation but has lots of potential. Leading to rear of the property is the kitchen, having pine effect base units with laminate flooring. There is space for a stand alone fridge freezer, washing machine and cooker. The boiler is found within the kitchen. At the back of the first floor is a three piece bathroom, with a white bath, sink and separate toilet area. The first bedroom of the four is found on this floor.

The 2nd floor has two double bedrooms and one smaller bedroom. All bedrooms are decorated in a cream neutral décor and brown carpets. At the back of the property there is a rear yard.

This vacant property is a great Investment Opportunity.

Front of Shop

16'0" max 13'8" x 42'7" (4.90 max
4.19 x 12.98)

Kitchen Area and WC

5'1" x 10'10" (1.56 x 3.31)

Flat with Separate Rear Entrance

Lounge

16'9" x 14'4" (5.11 x 4.38)

Kitchen

9'4" x 9'9" (2.87 x 2.99)

Bathroom

5'5" x 6'2" (1.67 x 1.90)

WC

3'1" x 4'5" (0.95 x 1.37)

Bedroom

6'4" x 13'2" (1.95 x 4.03)

Bedroom

12'9" x 8'3" (3.89 x 2.53)

Bedroom

7'6" x 16'0" (2.31 x 4.88)

Bedroom

7'6" x 12'9" (2.30 x 3.89)

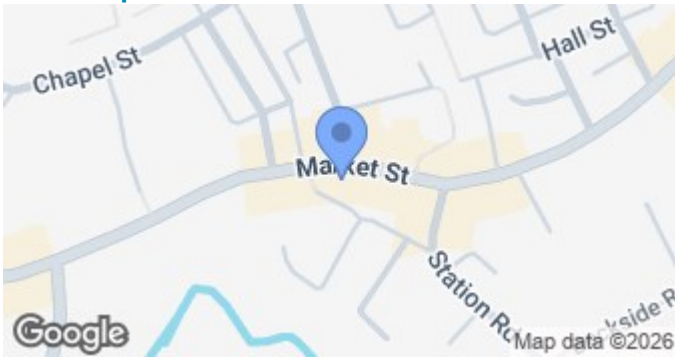


- Ideal Investment Opportunity
- Maisonette with 4 Bedrooms
 - Gas Central Heating

- Popular Location
- Current Rateable Value - £7400
- Council Tax Band - A



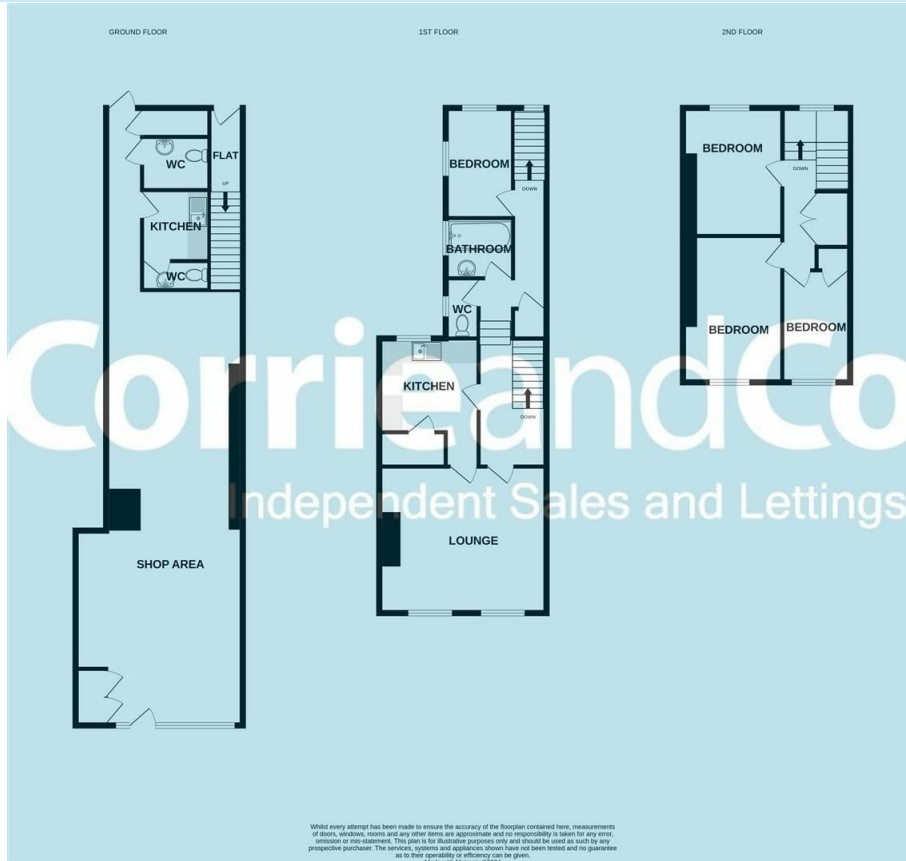
Road Map



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.

