

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



87 High Cleator Street

Dalton-In-Furness, LA15 8SB

Offers In The Region Of £140,000



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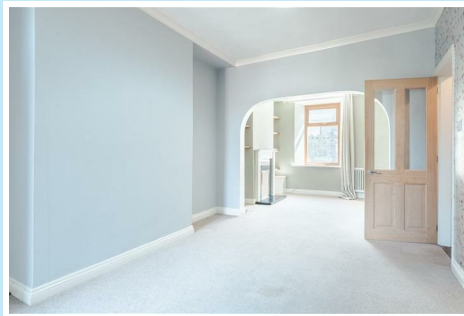
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Dalton-In-Furness, LA15 8SB

Offers In The Region Of £140,000



A well-presented home offering a spacious reception room, a separate dining room, and a modern kitchen. The first floor comprises two generously sized bedrooms, a useful storage cupboard, and a bathroom. The property also benefits from a basement level providing additional storage space and a detached outdoor store room.

Enter the property through the front door into a welcoming hallway, with stairs directly ahead leading to the first floor. To the front of the home is a spacious carpeted reception room, offering a comfortable living space with plenty of natural light. Continuing through, the dining room provides an ideal setting for family meals and entertaining, with access to the kitchen at the rear. The kitchen is fitted with an electric hob, a range of shaker-style cabinets, complemented by laminated worktops and laminated flooring, creating a stylish and easy-to-maintain workspace.

On the first floor, the landing gives access to two well-proportioned bedrooms and a useful storage cupboard. The bathroom is generously sized and features both a walk-in shower and a separate bath, providing flexibility for everyday living.

From the hallway, through the kitchen, stairs also lead down to the basement level, offering excellent additional storage or potential for a variety of uses. Externally, the property further benefits from a useful outdoor store room located beneath the kitchen. The store room can only be accessed externally, providing secure and convenient additional storage space.

Reception

23'0" x 11'1" (7.02 x 3.40)

Kitchen

10'2" x 7'5" (3.11 x 2.27)

Cellar

13'6" x 9'3" (4.12 x 2.84)

Bedroom One

13'10" x 10'1" (4.24 x 3.09)

Bedroom Two

8'5" x 13'2" (2.57 x 4.03)

Bathroom

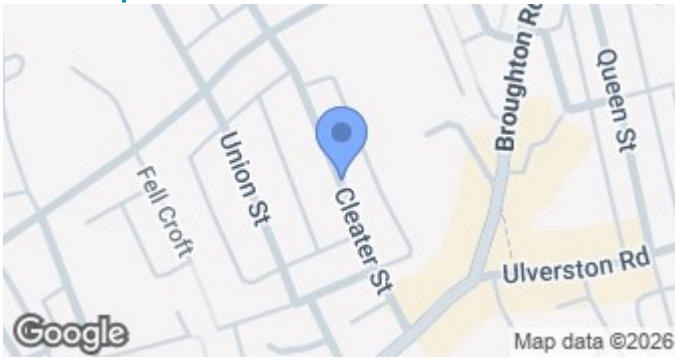
10'11" x 7'6" (3.33 x 2.29)



- Two Bedrooms
 - Basement
- Near Local Amenities
- Gas Central Heating
- No Onward Chain
- Separate Bath and Shower
 - Rear Yard
- Council Tax Band - A
 - Double Glazing



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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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		84	57
		EU Directive 2002/91/EC	