

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 11 Ashworth Street

Dalton-In-Furness, LA15 8SH

Asking Price £145,500



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*This delightful terraced house offers a perfect blend of comfort and space perfect for families, investors, or couples seeking a peaceful retreat. With three bedrooms and two spacious lounges, this property provides an elegant blend of room for social and personal space. This property is close to local amenities, schools, and parks, making it an excellent choice for families. Dalton boasts a rich history and a strong sense of community, providing a wonderful backdrop for your new home.*

As you step through the front door, you enter a long hallway that stretches ahead, providing access to the main living spaces. To your left, you find a comfortable lounge with a front-facing window allowing natural light to fill the space. Continuing through an open doorway, you move into the dining room, a spacious area perfect for family meals or entertaining guests. At the back of the dining room you enter the kitchen, a compact but functional space with counters on either side and a window overlooking the back of the property. A door at the rear opens into the bathroom, which includes a bath, toilet, and sink, all arranged efficiently within the space.

Heading upstairs, you arrive on a central landing that connects all three bedrooms. Directly ahead is the second bedroom, a comfortable double with a rear-facing window. Turning right, you find the third bedroom a smaller room ideal for a child's bedroom, guest room, or study. Finally, toward the front of the house, the main bedroom offers a generous size and a wide window looking out to the front, creating a bright and welcoming atmosphere.

The layout feels practical and well-connected, with each room flowing naturally into the next while maintaining a sense of privacy and separation between living and sleeping areas.

## Lounge

12'1" x 10'5" (3.70 x 3.20)

## Dining Room

12'1" x 12'8" (3.70 x 3.87)

## Kitchen

8'10" x 8'8" (2.71 x 2.65)

## Bathroom

8'10" x 6'8" (2.71 x 2.05)

## Bedroom One

14'2" x 10'7" (4.34 x 3.23)

## Bedroom Two

8'7" x 12'9" (2.62 x 3.91)

## Bedroom Three

8'2" x 8'10" (2.51 x 2.70)

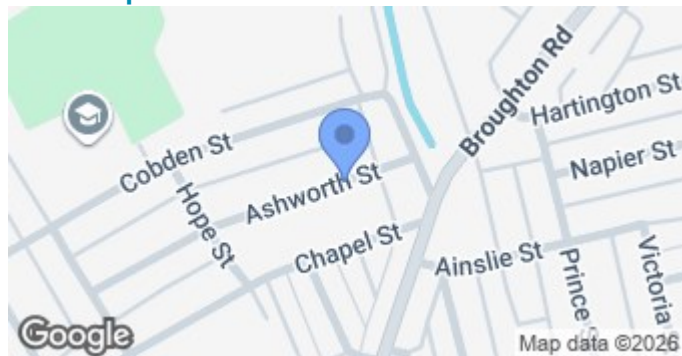


- Forecourt and Rear Yard
- Local Primary and Secondary Schools
  - 3 Bedrooms
  - Gas Central Heating

- Close to Local Transport Links
  - Ready to Move In
  - EPC -
  - Council Tax Band - A



## 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 <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		83	57
		EU Directive 2002/91/EC	