



23a Garden Terrace

Dalton-In-Furness, LA15 8PH

Offers In The Region Of £175,000



3



1



1



D



23a Garden Terrace

Dalton-In-Furness, LA15 8PH

Offers In The Region Of £175,000



This spacious three-bedroom end-terrace home is situated in a highly sought-after location, close to local amenities and excellent transport links. Ideal for a range of buyers, including first-time homeowners, families, and investors, the property offers ample living space throughout.

As you enter the property you arrive into a porch which provides access to the lounge diner. The lounge diner is a spacious room which has been neutrally decorated with painted walls, carpeting and boasts covings. The kitchen has been fitted with cream shaker style wall and base units with wood effect work surfaces and cream subway brick tiled splashback. The integrated appliances include a single oven, gas hob, extractor fan and there is also ample space for freestanding appliances.

To the first floor there is a bedroom and an office. The bedroom is situated to the front aspect of the property and has been neutrally decorated. The office is versatile for use and has also been neutrally decorated. The second floor is also accessed through this room. The second floor has a further two bedrooms and a bathroom. Both bedrooms are a generous size and boast covings. The bathroom has been fitted with a four piece suite comprising of a WC, vanity sink, freestanding bath and a corner shower cubicle. There is also an attic space which has been fully boarded and insulated and is versatile for use.

To the rear of the property there is a yard area ideal for outdoor seating and relaxation.

Lounge / Diner

11'4" x 27'1" (3.46 x 8.27)

Kitchen

16'2" x 8'11" (4.95 x 2.74)

Bedroom One

11'8" x 14'6" (3.56 x 4.44)

Connecting Room/Office

7'1" x 11'7" (2.17 x 3.55)

Bedroom Two

9'5" x 12'4" (2.88 x 3.78)

Bedroom Three

7'1" x 11'2" (2.17 x 3.42)

Bathroom

5'1" x 8'7" (1.56 x 2.62)



- Ideal for a Range of Buyers
- Neutral Decor Throughout
 - Rear Yard
 - Gas Central Heating
- Popular Location
- Close to Amenities
 - Double Glazing
 - Council Tax Band - B



Road Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

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 EU Directive 2002/91/EC		