



## 13 Broughton Road

Dalton-In-Furness, LA15 8RN

Offers In The Region Of £110,000



2



1



1



E





# 13 Broughton Road

Dalton-In-Furness, LA15 8RN

## Offers In The Region Of £110,000



*A charming and recently improved two-bedroom terraced home, ideally situated in a popular and convenient location close to local amenities. This well-presented property offers a traditional cottage feel, blending character features with modern updates. Perfectly suited for a range of buyers, including first-time purchasers, downsizers, or investors, the home provides comfortable living in a sought-after setting.*

The front is of traditional white render with UPVC sash effect windows and recessed, cottage front door.

The front porch offers access into the large, open through lounge diner. This room is of neutral décor and carpeting, with a feature fireplace. The lounge diner provides access into the kitchen which has been fitted with cream shaker style wall and base units with wood effect laminate work surfaces and white subway brick tiled splashback. The integrated appliances include a single oven, electric hob and extractor fan. There is also space for freestanding appliances and it has been plumbed for a washing machine. There is also access to the rear yard.

To the first floor there is the master bedroom, shower room and study. The master bedroom is situated to the front aspect of the property and is a generous size. It has been neutrally decorated with painted walls and carpeting. The shower room has been fitted with a three piece suite comprising of a WC, vanity sink and a walk-in shower cubicle with a rainfall shower attachment. The study has also been neutrally decorated with painted walls and fitted with carpeting. The second bedroom is situated to the second floor. The bedroom has again been neutrally decorated with painted walls and fitted with carpeting.

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

### Lounge

11'0" x 19'6" (3.36 x 5.95 )

### Kitchen

9'3" x 5'0" (2.84 x 1.54 )

### Bedroom One

9'1" x 12'3" (2.79 x 3.75 )

### Study

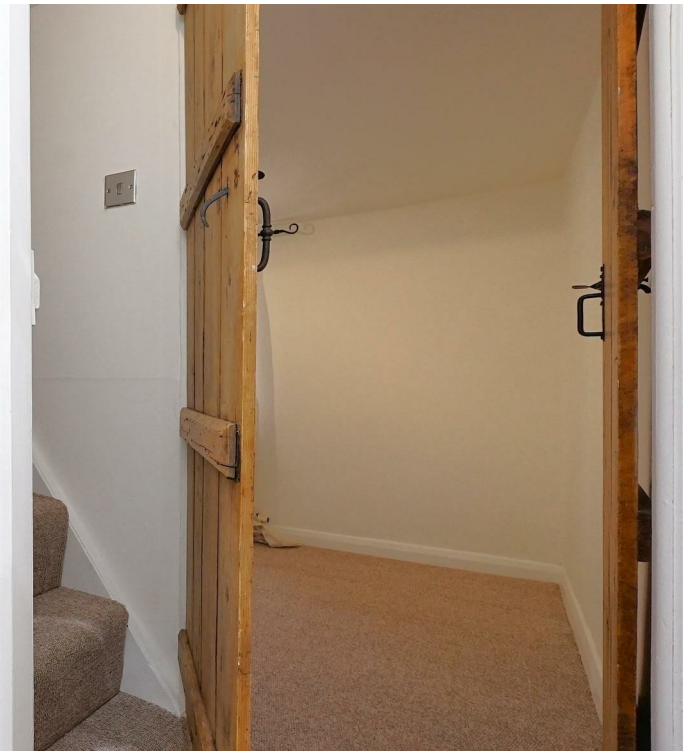
4'7" x 6'7" (1.42 x 2.01 )

### Shower Room

5'5" x 9'2" (1.66 x 2.80 )

### Bedroom Two

19'8" max into eaves x 11'11" (6.01  
max into eaves x 3.65 )



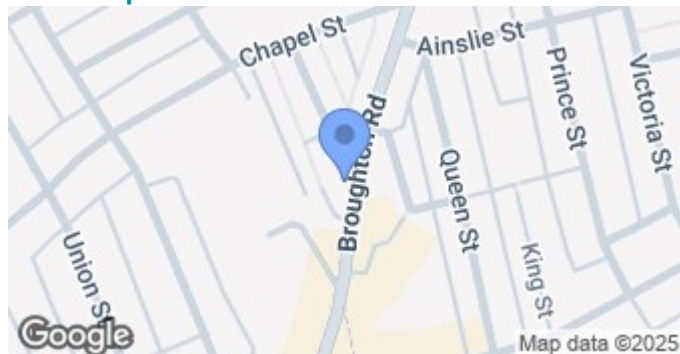
- Ideal for a Range of Buyers
  - Close to Amenities
  - Versatile Accommodation
  - Traditional Cottage Feel
  - Gas Central Heating

- Ideal Location
  - Split Level Rear Yard
  - Recently Improved
  - Double Glazing
  - Council Tax Band - A





## 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.

