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INDEPENDENT SALES & LETTING AGENTS

# 66 Queen Street

## Dalton-In-Furness, LA15 8EH

**Offers In The Region Of £135,000**

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# 66 Queen Street

## Dalton-In-Furness, LA15 8EH

## Offers In The Region Of £135,000

***This well-presented mid-terrace two-bedroom home is an ideal opportunity for first-time buyers looking to step onto the property ladder. The property offers comfortable and well-maintained accommodation throughout. Externally, the property benefits from a private yard to the rear as well as a garage. Conveniently located close to local transport links, shops, and everyday amenities, this home offers both comfort and practicality in a sought-after setting.***

Step inside through the front door into a welcoming entrance hall, with stairs rising to the first floor and access into the main reception room. Positioned to the front of the property, this cosy living room features a charming gas fireplace, creating a natural focal point and a warm, inviting atmosphere, and has been decorated with cream carpeting and sage green walls. Moving through to the second reception room, you'll find a versatile area ideal for use as a dining room, or a second sitting room, and boasts lvt flooring as well as a second gas fire. With useful under-stairs storage and a pleasant outlook to the rear, the space flows seamlessly into the kitchen. The kitchen is fitted with a range of light grey shaker style wall and base units with complimentary quartz work surfaces, with integrated appliances such as a fridge freezer, a slimline dishwasher, and a single oven with induction hob. There is built-in storage space for a washing machine and a pantry in between the bathroom and the kitchen. The ground floor bathroom is located just off the kitchen and is fitted with a bath with an over head shower attachment, a pedestal sink and a WC.

Upstairs, the first floor offers two well-proportioned bedrooms. The main bedroom is a generous double room, complete with the added benefit of a walk-in wardrobe and adjoining en-suite for extra convenience. The second bedroom is also a good size, perfect as a guest room, nursery or home office.

Externally, the enclosed rear yard provides a private outdoor space, ideal for relaxation, while the detached garage to the rear provides additional storage or secure off-road parking.

### Reception
14'2" x 9'10" (4.33 x 3.02 )

### Reception Two
12'9" x 10'11" (3.89 x 3.34 )

### Kitchen
7'1" x 7'3" (2.16 x 2.21 )

### Bathroom
7'0" x 5'10" (2.14 x 1.78 )

### Bedroom One
11'2" x 14'3" (3.41 x 4.36)

### Bedroom two
10'0" x 14'4" (3.06 x 4.37 )

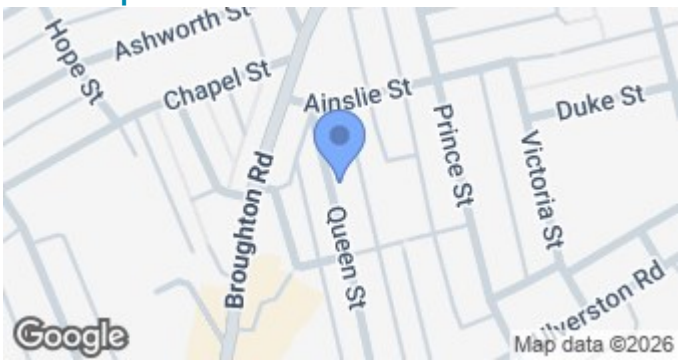
### Walk In Wardrobe
10'8" x 4'8" (3.26 x 1.44 )

### En Suite Shower
2'3" x 7'4" (0.71 x 2.24 )

### Detached Garage
9'10" x 15'6" (3.00 x 4.73 )

- Ideal For First Time Buyers
- Close To Local Transport Links
- En-Suite And Walk-In Wardrobe
- Council Tax Band - A
- Garage To Rear
- Yard To Rear
- Double Glazing
- Gas Central Heating

## 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.