



101 Market Street

Dalton In Furness, LA15 8RE

Offers Around £125,000

TO BE SOLD BY AUCTION ON 30TH MAY 2024 WITH AUCTION HOUSE CUMBRIA

Superb period freehold public house premises, with spacious accommodation upstairs. Located in the town centre of Dalton, close to all local amenities and benefitting from passing pedestrians. With patio/beer rest area to the rear, self contained and offering access to the large off-road parking area. The accommodation is in good order with modern fitments and tasteful décor. Lounge bar, public bar with pool/snooker table and adjoining snug. Commercial kitchen sold to include fixtures and fittings. Sensibly priced, all enquires to sole agents Corrie and Co.



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Rear Porch

Accessed from the property the inner hall, has opaque glazed windows. External door to the utility room.

Approach

The front door to the public house of this central location in Market Street, leads into a vestibule/porch. Access to the lounge.

Lounge

34'5" x 18'0" (10.5 x 5.50)

With three secondary glazed windows to the front elevation a good outlook. There is the purpose built timber bar, with recess lighting, mirrors and shelving to the rear. Door to gents WC. Built in stone effect fire surround, bench seating, ceiling height of 3.10m. Well equipped and ample customer space. Adjacent open access to the games room.

Games Room

19'0" x 15'8" (5.80 x 4.8)

With rear facing opaque glazed window. Doors to the side and WC. Bench seating with LED lighting, central pool table, side recess for darts etc and extending to 3.5m. Door to the 'pool room' and to the Inner Hall.

Inner Hall

extends to 14'1" (extends to 4.30)

Access to the stairs, doors to the (rear) bar area, gents/WC, overground cellar and store.

Store

8'2" x 5'2" (2.5 x 1.6)

With electric light and power Chiller unit.

Utility Room

7'10" (2.40)

With window, base and wall units with work surfaces, stainless steel sink unit, recess and plumbing for washing machine and recess for dryer. Doorway to the kitchen.

Kitchen

16'0" x 7'10" (4.9 x 2.40)

With two windows. The kitchen is equipped for commercial purpose, catering purposes as well as the flat, overall in stainless steel, twin bowl and twin drainer sink unit with shelf, preparation surfaces, stainless table, six ring gas range cooker with ovens, deep fat fryer, bain marie, extractor hood, splash back panels and tiling. Ample space for fridge freezer etc.

Cellar

extends to 23'3" (extends to 7.10)

Fitted Searles (two) cooker units, good space for barrels etc, Belfast sink unit with gas meter. External door.

First Floor Landing

extends to 18'0" (extends to 5.50)

The appealing and traditional spindled stairs lead from the ground floor and rear hall to the first floor landing. With window to the rear, double radiator, telephone and power points. Doors to the lounge and bedroom one, also to the inner hall.

Lounge

18'8" x 16'0" (5.70 x 4.90)

This is an impressive room, of period style with good ceiling height of 2.90m, neutral decor. Four wall lights and central ceiling light. Double radiator with thermostat, four double power points and TV aerial with Sky link.

Inner Hall

With doors to three of the bedrooms, bathroom and shower room, also for loft access.

Bedroom One

11'7" x 11'1" (3.55 x 3.40)

Built in period style fire surround, cast and painted.

Bedroom Two

15'1" x 10'9" (4.60 x 3.30)

A super room with built in cast and painted fire surround,

loft style (white) painted floorboards, ceiling height of 2.80m. Vanity basin to the room and with cupboard.

Bedroom Three

15'1" x 10'9" (4.60 x 3.30)

With single glazed window, opening pane - faces the rear and towards the car park. Double radiator with thermostat, three double power points and TV aerial. Period style fire surround. Wash basin with pedestal.

Bedroom Four

15'1" x 11'5" (4.60 x 3.50)

Good ceiling height of 2.90m, fitted wash basin with pedestal, built in period style fire surround to the corner of the room.

Bathroom

11'9" x 5'6" (3.60 x 1.70)

Modern and attractive shell pattern three piece suite in white with brass faced fittings. Low level shaped bath with taps, matching side panels, low level flush WC and a vanity basin to cabinet with taps.

Shower Room

extends to 11'5" (extends to 3.50)

Fitted traditional sepia and white suite. Low level flush WC. Glazed shower cubicle with electric shower, flexi track spray.

External

This is a traditional and attractive public house with good owner accommodation. This is a valuable and prominent central location within this busy market town. This is also a conservation area. Most desirable and versatile.

Exterior Rear

There is valuable covered seating area with concrete floor and a gate to the rear yard.

Rear Yard

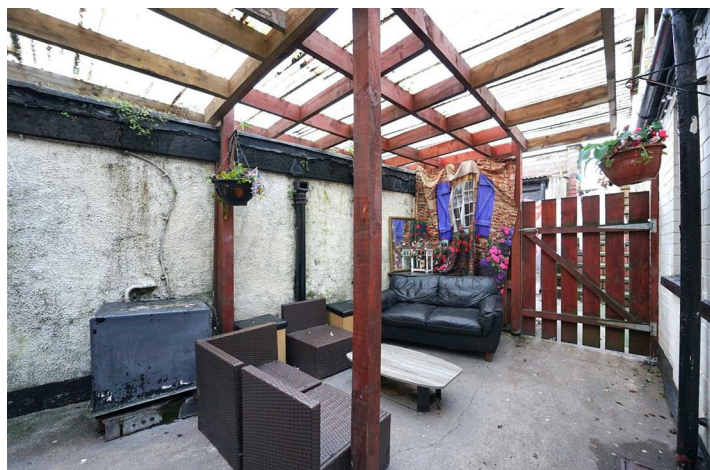
With two outbuildings, external cellar door access, twin gates to the side lane for (trade) deliveries. Steps to the raised patio.

Raised Patio

Enclosed and with paving, wall, hedge, twin wrought iron gates, open store area. Utilised for recreational purposes.

Car Park

This has bollards, but is open, largely concreted and inclined. Of approximately 25m. Access off Hall Street



Road Map



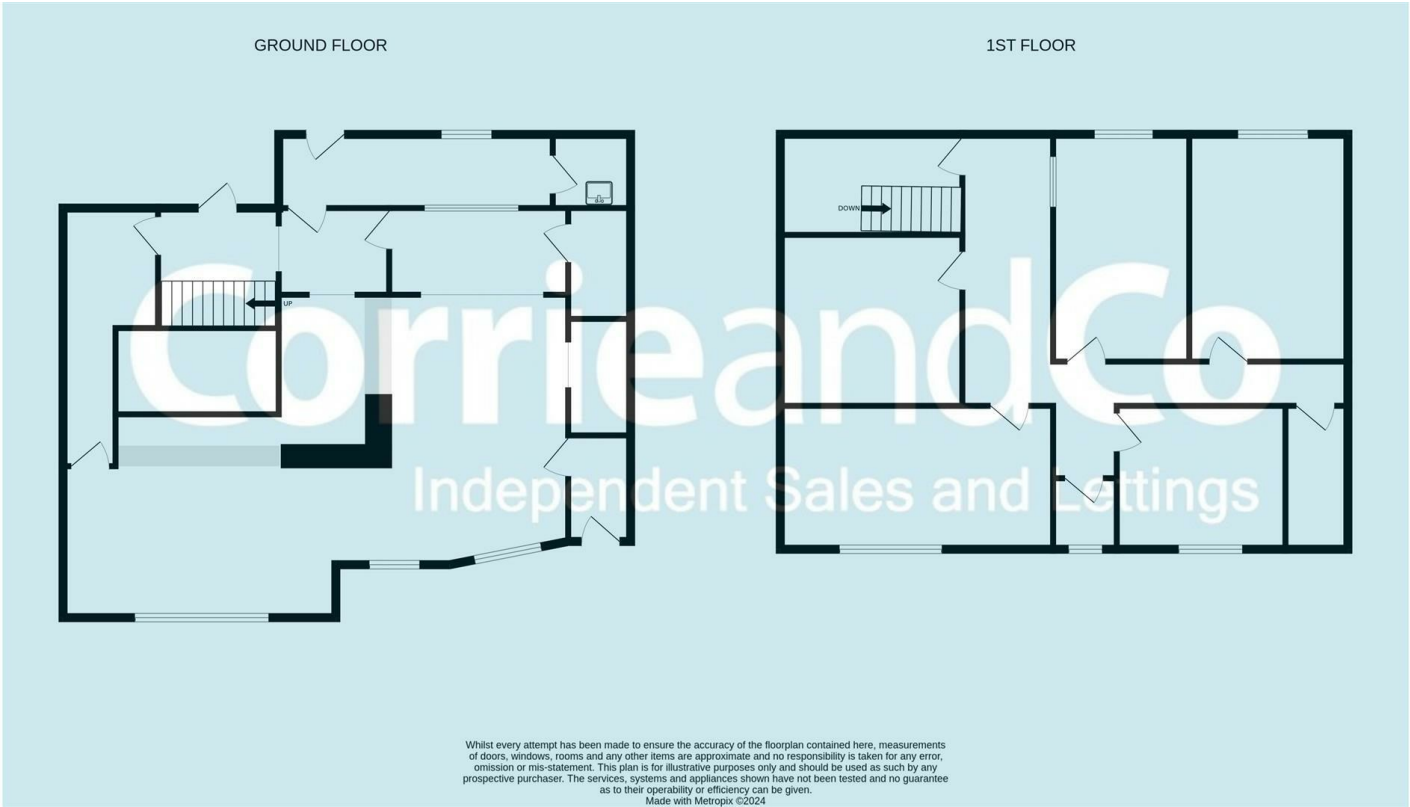
Hybrid Map



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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

