



## 117 Market Street

Dalton-In-Furness, LA15 8RE

Offers Over £100,000



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*This charming terraced property in the heart of Dalton-In-Furness offers an enticing blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or first time buyers. The location is particularly appealing, as it places you within easy reach of local amenities, schools, and parks, making it a great choice for those who appreciate community living.*

Entering the property, you're immediately greeted by the open plan downstairs living space. A warm and inviting lounge stretches into an open dining room. A characterful spiralling staircase transcends to the upper floors. At the rear of the property the kitchen reveals itself, with ample cupboard and worktop space suitable for meal preparation and cooking. From the kitchen there is access to the rear of the property, a reasonably large outside space for the centre of Dalton.

Back inside and up the staircase the main bedroom has ample space for a double bed and furniture, the second bedroom provides space to be used as a versatile room. On the top floor the spiral staircase leads to the bathroom with windows overlooking the rear yard to help boost the natural lighting in the room.

### Reception

10'5" x 23'2" (3.20 x 7.08 )

### Kitchen

6'1" x 7'4" (1.87 x 2.26 )

### Bedroom One

10'6" x 11'0" (3.22 x 3.36 )

### Bedroom Two

5'2" min 8'9" x 10'7" (1.59 min 2.69 x 3.24 )

### Bathroom

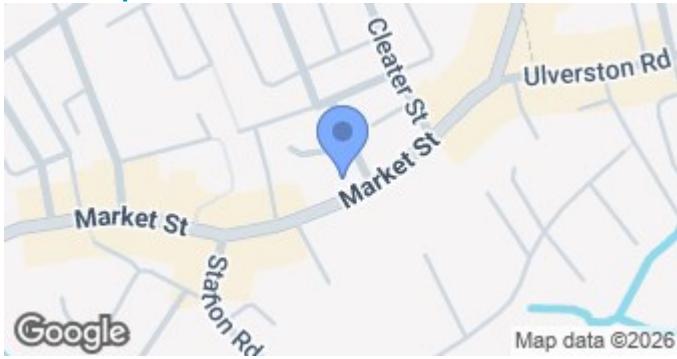
7'11" x 5'9" (2.42 x 1.77 )



- Close to Local Amenities
- No Onward Chain
- Rear Garden Space
- Gas Central Heating
- Open Plan Downstairs
- Good Local Transport Links
- EPC - D
- Council Tax Band - A



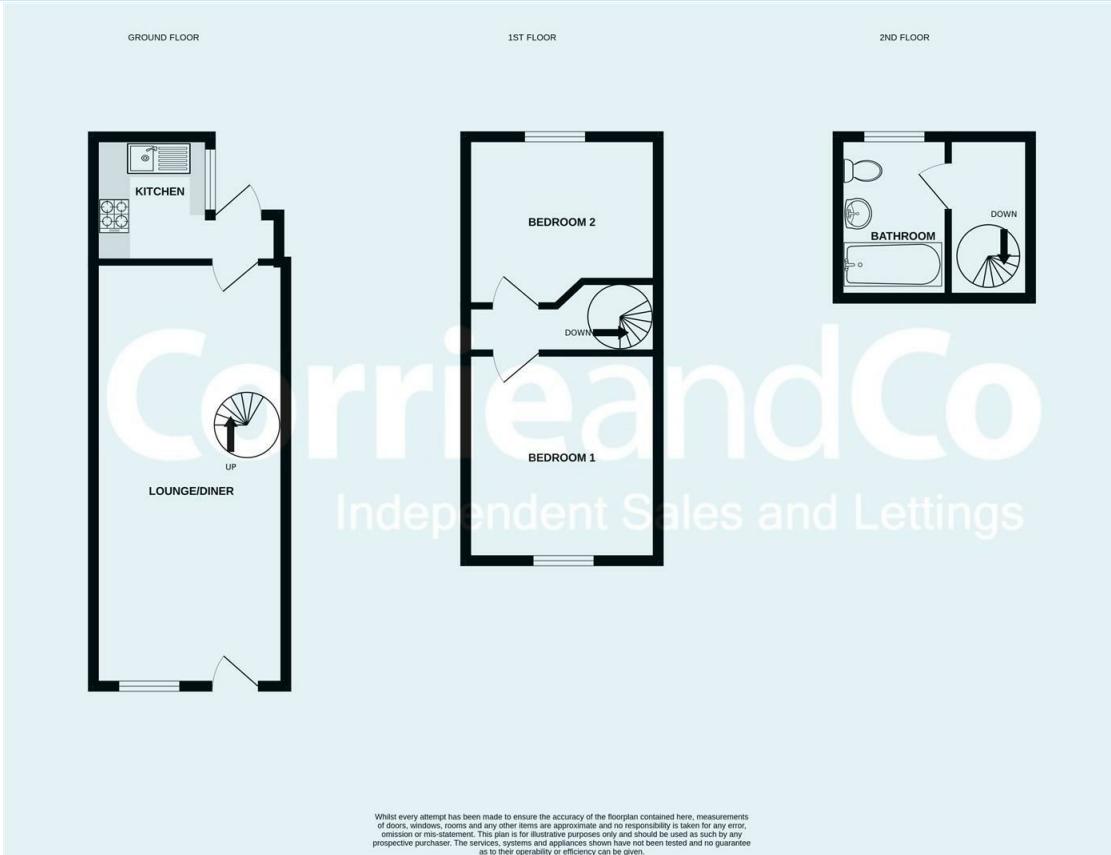
## Road Map



## 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		EU Directive 2002/91/EC	