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INDEPENDENT SALES & LETTING AGENTS

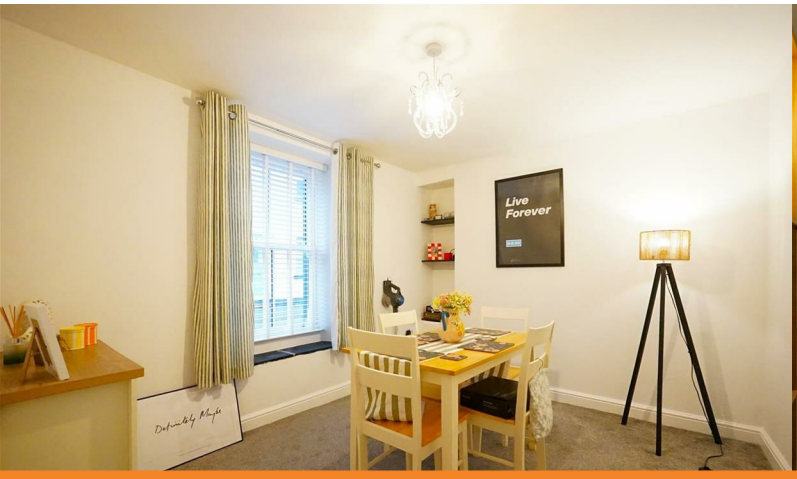


14 Broughton Road

Dalton-In-Furness, LA15 8RN

Offers In The Region Of £147,500

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14 Broughton Road

Dalton-In-Furness, LA15 8RN

Offers In The Region Of £147,500







A superb cottage ideally situated in the heart of the popular market town of Dalton. Full of character and charm, this delightful property offers an excellent opportunity for those seeking a home within easy reach of everyday amenities. Conveniently positioned just a stone's throw from local shops, eateries and transport links, the property enjoys a central location that combines characterful living with the convenience of town life. Externally, the property benefits from an enclosed rear yard, providing a private outdoor space to enjoy. Whether you're a first time buyer, looking to downsize or searching for a property in a convenient location, this charming cottage is well worth a closer look.

The property is entered via the entrance hall, which provides access to the main ground floor accommodation. The separate dining room is positioned to the front of the property, offering a welcoming space for family meals and entertaining.

Moving through the property, the lounge provides a comfortable area in which to relax and unwind. The focal point of the room is the attractive wood burning stove, adding warmth and character. A door provides external access to the "yarden", while also allowing natural light to filter into the room.

The modern kitchen is situated to the rear and features a practical layout, fitted with stylish white high gloss wall and base units, complemented by butcher block work surfaces. Integrated appliances include a fridge freezer, hob, oven and dishwasher, alongside a charming Belfast sink. A Velux window and side facing window allow plenty of natural light to fill the space, while a characterful exposed beam adds further charm and interest.

Ascending to the first floor, you will find a beautiful exposed stone wall, separating the two floors. The first floor landing provides access to three bedrooms and the family bathroom. There are two well proportioned bedrooms, alongside a further single bedroom, offering flexibility for family living, guests or alternatively, a home office. The family bathroom comprises a bath with an over bath waterfall shower head, wash basin and WC, completing the first floor accommodation.

To the rear, the property benefits from an enclosed "yarden", laid with attractive flagstone paving. There is space for a small dining suite and planting pots, creating a pleasant, low maintenance outdoor area to enjoy.

Entrance Hall
13'9" x 3'0" (4.195 x 0.922)

Living Room
11'6" x 11'4" (3.510 x 3.464)

Dining Room
11'0" x 9'5" (3.371 x 2.875)

Kitchen
12'10" x 7'8" (3.932 x 2.362)

Landing
5'11" x 5'5" (1.806 x 1.658)

Bedroom One
10'7" x 8'5" (3.229 x 2.567)

Bedroom Two
10'4" x 8'3" (3.175 x 2.527)

Bedroom Three
7'6" x 5'11" (2.288 x 1.818)

Bathroom
5'9" x 5'3" (1.761 x 1.623)



- Quaint cottage in town centre location
- Modern yet character decor and features throughout
- Close to amenties, schools, transport links and eateries
- Yard to the rear
- Ideal for a first time buyer or small family
- Council tax band - A

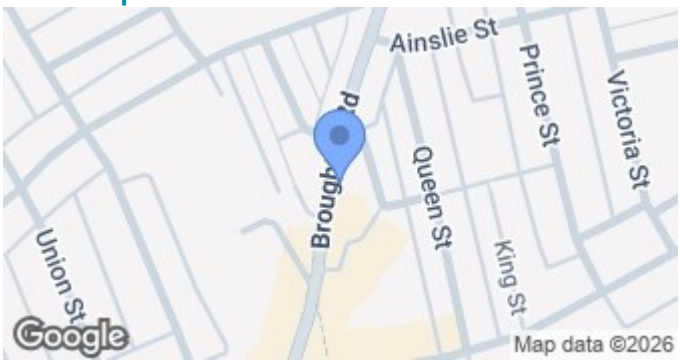








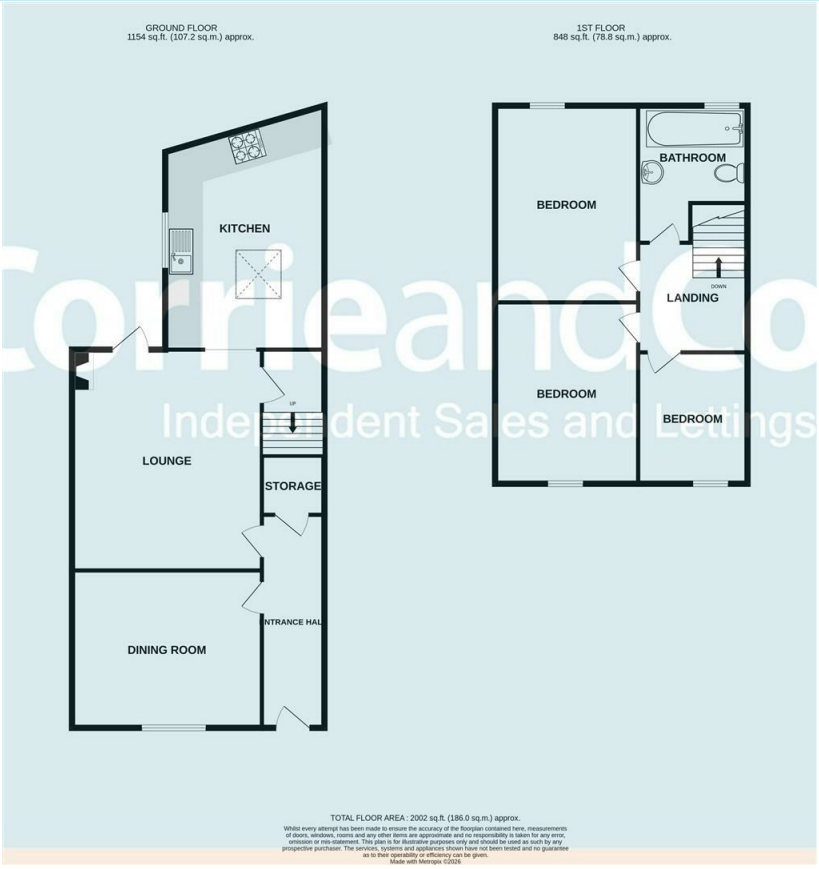
Road Map



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.

