

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



1 Cobden Street

Dalton-In-Furness, LA15 8SG

Offers In The Region Of £89,950



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This renovation project offers the unique opportunity to be an amazing family home on the edge of Dalton. With nearby schools, local amenities and good local transport links, the town is a sought after location. The property has plenty of desirable attributes including being an end terrace, having outside rear space and having the opportunity to convert the attic space. subject to the right planning permissions. Perfect for an investor or someone looking for a challenge.

An exceptional opportunity for property flippers, first-time buyers, or families looking to put their own stamp on a home. This three bed end-terraced property is arranged over three storeys and requires work and modernisation throughout. The property offers a fantastic canvas to anyone willing to take on the work.

The ground floor opens via a traditional entrance hallway that leads into a bright, front-facing lounge, a separate generous dining room offers the perfect space for family gatherings, and a rear-aspect kitchen that connects directly to a highly practical back porch. The kitchen provides ample space for cabinets, from the porch, access into the side yard.

Moving to the first floor, a central landing guides you to a substantial main bedroom spanning the full width of the front of the house, a second versatile bedroom ideal for a home office or child's room, and a three-piece family bathroom sits centrally for the whole household to use. The second floor completes the property and houses an impressive third bedroom built into the roof space, boasting the massive added benefit of a dedicated, walk-in storage room accessed directly from the top floor.

Reception One

13'6" x 11'2" (4.14 x 3.41)

Reception Two

14'6" x 11'11" (4.43 x 3.64)

Kitchen

9'6" x 14'6" (2.91 x 4.42)

Bedroom One

13'6" x 10'5" (4.13 x 3.18)

Bedroom Two

10'2" x 14'7" (3.12 x 4.45)

Bedroom Three

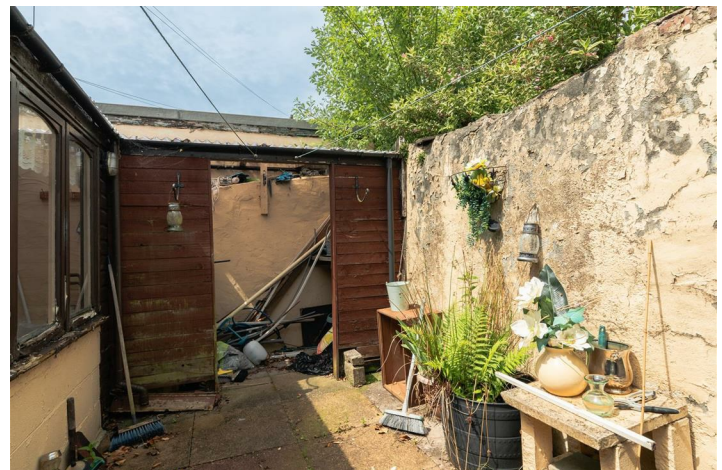
9'1" x 8'2" (2.79 x 2.49)

Bathroom

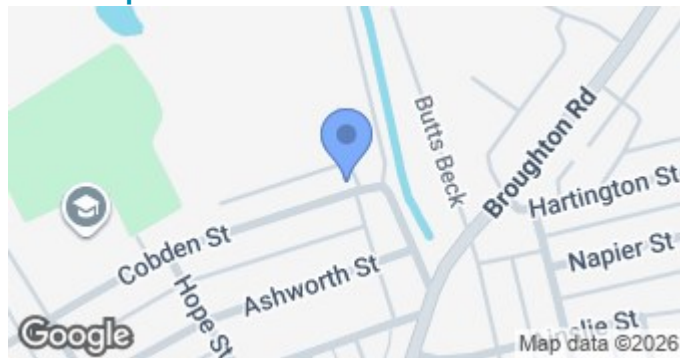
9'2" x 6'0" (2.80 x 1.83)



- Close to Local Schools
 - No Upper Chain
 - Rear Yard Space
 - Gas Central Heating
- Nearby Amenities
- In Need of Renovation
- Council Tax Band - A
 - EPC -



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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	