



## 7 Napier Street

Dalton-In-Furness, LA15 8HR

Offers In The Region Of £120,000





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*Nestled in Dalton-In-Furness, this delightful terraced property offers a perfect blend of comfort and convenience. With two inviting reception rooms, modern décor throughout and a location close to amenities, this house suits a wide range of buyers. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere perfect for couples or young families.*

Stepping through the front door, you enter a welcoming hallway that gently draws you toward the heart of the home. To the right, the first of two conjoining living spaces opens up, bright and versatile, with a heavy curtain allowing the option to close it off from the second room when a more intimate atmosphere is desired. Beyond this, the second living space offers a cosy retreat centred around the fireplace, perfect for colder evenings. Moving toward the rear of the property, the kitchen presents a clean, modern aesthetic with sleek green cabinets and polished white granite worktops, offering both style and practicality. From here, a door leads directly into the rear yard, where a small external storage area, equipped with a light and electricity, provides extra convenience for garden tools or seasonal items. Upstairs, the property continues to impress with two well-proportioned bedrooms that offer comfortable accommodation, alongside a very modern bathroom designed with contemporary finishes to create a fresh, relaxing space.

### Reception

10'3" x 11'0" (3.14 x 3.36 )

### Reception Two

13'1" x 8'3" (3.99 x 2.53 )

### Kitchen

9'1" x 6'4" (2.78 x 1.94 )

### Bathroom

6'4" x 9'0" (1.94 x 2.76 )

### Bedroom One

11'0" x 13'6" (3.36 x 4.14 )

### Bedroom Two

7'8" x 13'1" (2.36 x 4.01)



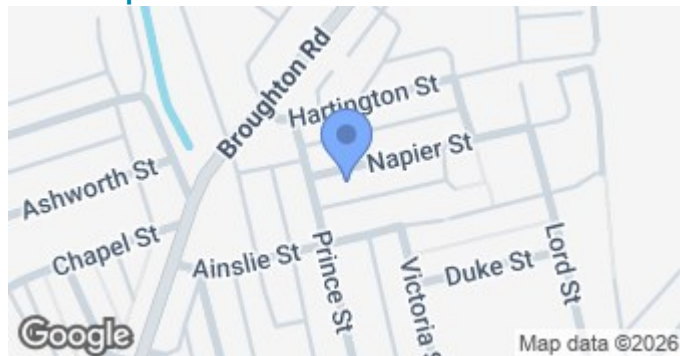
- No Onward Chain
- New Boiler and Front Door
- Fibre-optic Wifi Connection
  - Double Glazing
- Council Tax Band - A

- Newly Renovated Kitchen and Bathroom
  - Gas Central Heating
  - Local Transport Links
- Perfect for First Time Buyers
  - EPC - D





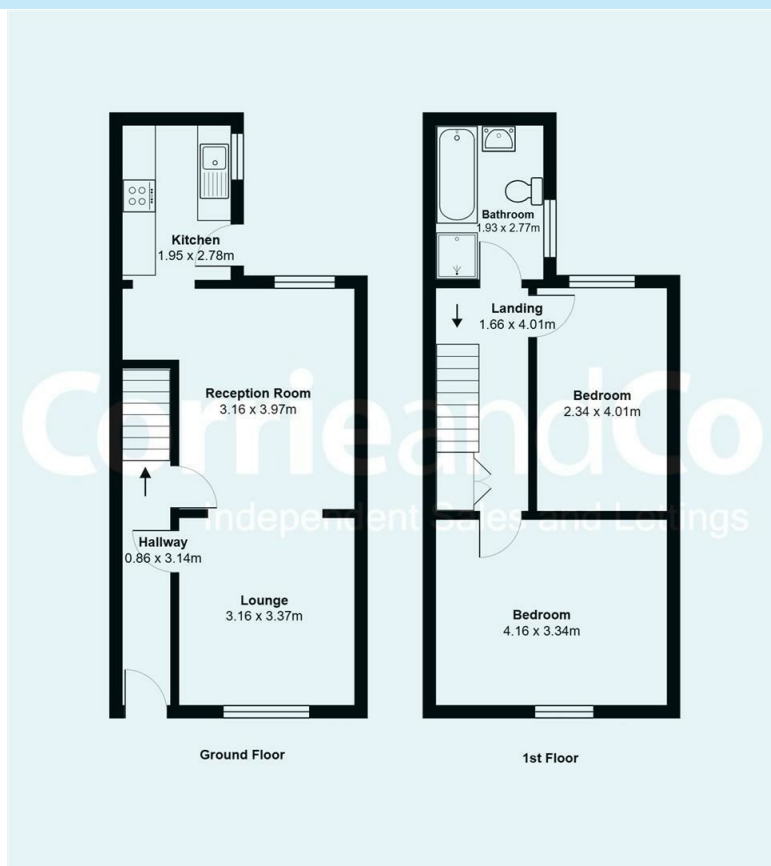
## Road Map



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		