

# CorrieandCo

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## 3D Market Place

Dalton-In-Furness, LA15 8AZ

Offers In The Region Of £140,000



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# 3D Market Place

Dalton-In-Furness, LA15 8AZ

## Offers In The Region Of £140,000



*This apartment features a spacious kitchen and living room that serves as the perfect gathering place, filled with natural light and a warm atmosphere. The building itself dates back to 1700, providing a sense of history and charm that is hard to find in contemporary properties. Located on Market Place, residents will enjoy the convenience of local amenities, shops, and eateries just a stone's throw away.*

Welcome to this beautifully restored flat in the heart of Dalton-in-Furness, set within a characterful building dating back to the 1700s. Behind an impressive grand entrance, the property offers secure access to private parking.

Stepping inside from the communal staircase, a generous hallway opens out through double doors into the large open kitchen and living area, where high ceilings and skylights combine with full height Georgian windows from the original Dalton Hunt dining room to create a sense of space and light that's nothing short of spectacular. The kitchen is both spacious and stylish, with modern fittings that sit comfortably within the historic bones of the building. Whether you're hosting guests or enjoying a quiet evening in, this is a space that effortlessly balances functionality with elegance.

As you move from the living space, you'll locate the first generously sized bedroom. Featuring an ensuite bathroom and 2 windows that flood the space with natural light. The room offers a peaceful retreat with thoughtful touches that reflect the property's timeless character and offers the sense of separation and privacy while still maintaining a warm, cohesive feel throughout. Further down the main corridor you'll locate the separate WC and stairs to the upstairs bedroom.

The second generously sized bedroom also features an ensuite bathroom. Behind the bed is access to generous storage and in front of the bed are large architectural windows shaped to reflect the original roof trusses and permitting impressive views across the fields. The bedroom features decoration and features found throughout the property to help maintain a sense of flow and cohesion.

Throughout the flat, the charm of its 18th-century origins remains a constant presence—carefully preserved and seamlessly woven into a home perfectly suited to modern life.

### Kitchen Living

20'11" x 20'3" (6.38 x 6.18 )

### WC

4'0" x 4'1" (1.22 x 1.26 )

### Bedroom One

11'0" x 12'4" (3.36 x 3.77 )

### Ensuite

2'11",x 10'6" (0.89,x 3.22 )

### Bedroom Two

13'6" x 9'6" (4.14 x 2.92 )

### Ensuite

2'9" x 9'4" (0.85 x 2.85 )



- Amazing Family Hosting Space
- Unique Buying Opportunity
- Private Parking Available
- Gas Central Heating
- Striking Wooden Beams
- Close to Local Amenities
- Council Tax Band - A
- EPC -



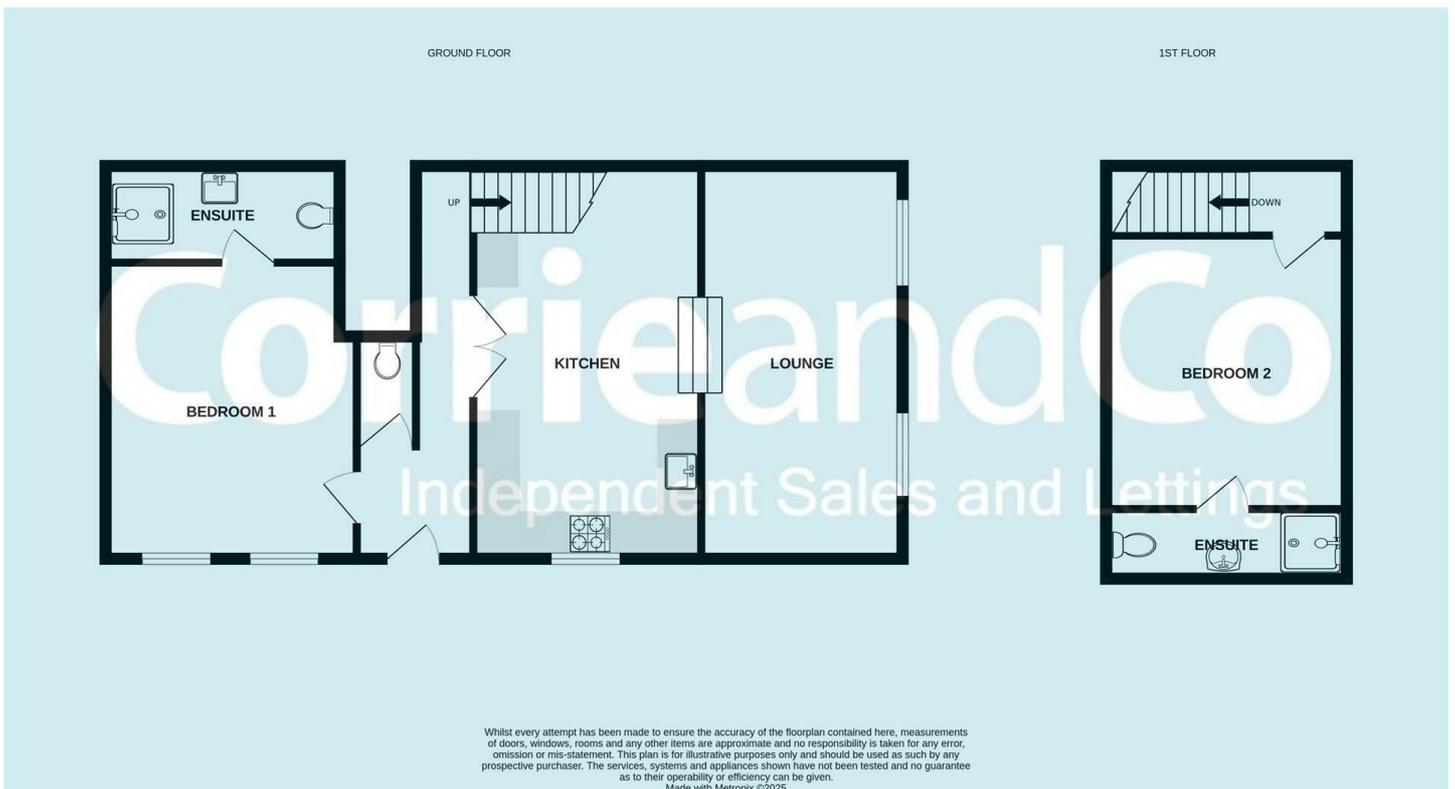
## Road Map



## Terrain Map



## Floor Plan



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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                             |   | 74                      | 78        |
|   |   | EU Directive 2002/91/EC |           |