CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

# 2 Castle Street

## Dalton-In-Furness, LA15 8BB

**Offers In The Region Of £295,000**

3 | 1 | 2

Ramsden Square Barrow in Furness, Cumbria, LA14 1XA | 01229 825333 | info@corrieandco.co.uk

# 2 Castle Street

## Dalton-In-Furness, LA15 8BB

## Offers In The Region Of £295,000

*Welcome to this stunning cottage, aptly named Cobble Cottage, where history and character blend with modern elegance. With exposed bricks and wooden beams, the property catches the eye. With several sought after features, the location also benefits from local amenities, transport links and facilities all within a stones throw. The three well proportioned bedrooms and open dining and kitchen space make this property the ideal home for families or those seeking a comfortable retreat.*

This attractive cottage offers a deceptively spacious layout set across two floors, benefiting from an extended first-floor footprint over the side ginnel to provide generous accommodation throughout.

You enter the ground floor directly into a bright and comfortable front-facing lounge, creating an inviting main living area that leads seamlessly through to the generous kitchen at the rear. Fitted with a wrap-around worktop configuration, breakfast bar seating, integrated cooking appliances, and a sink overlooking the rear garden. All together the space feels luxurious with an abundance of traditional character and modern finishings throughout. A private side ginnel with double access doors provides convenient, secure outdoor passage between the front and rear of the home as well as a side door into the kitchen.

The first floor is accessed via the central staircase leading to a landing that connects all rooms. The staircase itself has beautiful exposed bricks which when highlighted with lighting make a striking feature wall. Thanks to the gained space over the ginnel, the upper floor boasts three well-proportioned bedrooms. The two bedrooms to the left elevation both benefit from convenient built-in storage cupboards, while the third bedroom overlooks the front of the home. Completing the accommodation is a modern four-piece family bathroom situated to the rear, fitted with a full-sized bathtub, separate walk-in shower enclosure, washbasin, and toilet.

Located at the rear of the property, a private outside space tucked away from the main road. It provides a calm and open space to enjoy some fresh air and features a small patioed space and a raised decking area. The space feels private and benefits from all day sun as the garden is south facing.

### Approach

### Kitchen/ Diner
11'0" x 23'7" (3.37 x 7.20)

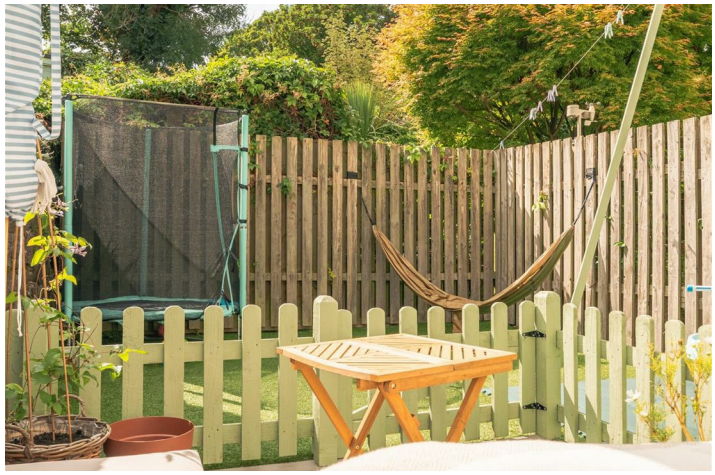
### Bedroom One
12'2" x 8'11" (3.73 x 2.74)

### Bedroom Two
12'1" x 9'8" (3.70 x 2.95)

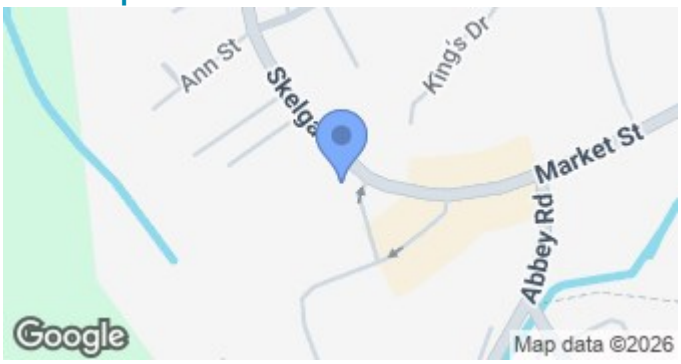
### Bedroom Three
14'1" x 9'1" at the widest point and 6'4" minimum (4.31 x 2.78 at the widest point and 1.94 minimum)

### Bathroom
9'4" x 5'10" (2.87 x 1.79)

- Local Amenities
- Traditional and Modern Blend
- Rear Yard Space
- Gas Central Heating
- Grade 2 Listing
- Close to Transport Links
- Exposed Brick and Beams
- 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.