



## 15 Ann Street

Dalton-In-Furness, LA15 8BG

Offers In The Region Of £145,000



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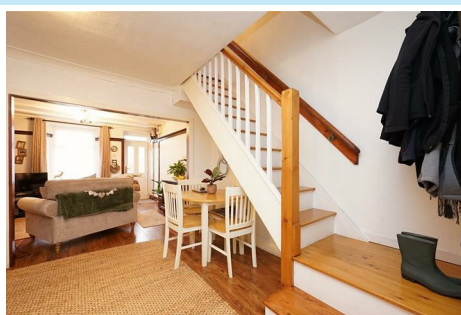




# 15 Ann Street

Dalton-In-Furness, LA15 8BG

**Offers In The Region Of £145,000**



*Located in a highly desirable cul-de-sac, close to local schools and shops. This two bed terrace has open plan living room with a multi fuel fire leading into the cosy kitchen diner, with a modern range cooker. Within the ground floor there is a separate utility area and down stairs bathroom. There are two large double bedrooms on the first floor. At the back of the property there is an enclosed storage area.*

This two bed property is located in quiet cul-de-sac, close to local schools, transport links and shops. At the front of the property there is a paved private area, setting the property away from the road. As you enter into the living room you are greeted with a cosy multi fuel fire with a stone surrounding. Leading through to the kitchen diner it has been fitted with a good range of cream flat fronted wall and base units, offering plenty of storage, with black laminate worktops. The kitchen boasts a modern range cooker, perfect for cooking. Throughout both rooms there is laminate flooring making it easy to maintain the property.

Leading from the kitchen diner there is a large tiled utility room with lots of work space and storage, making it a good space for the washing machine, dryer, fridge freezer and other appliances. The bathroom has been fitted with a white three piece suite comprising of a bath with a electric shower attachment, pedestal sink and WC, featuring white tiles covering above the bath and sink.

Within the kitchen diner the oak effect stairs lead to the bedrooms with both having laminate flooring, white painted walls with space for a double bed and furniture. The large windows allow in plenty of light making the rooms bright and welcoming. To access the outdoor space you have to head through the utility room which brings you to a well sheltered storage area, perfect for bikes and BBQs.

## Lounge

11'10" x 12'5" (3.63 x 3.80)

## Kitchen

10'1" x 11'5" max (3.08 x 3.49 max)

## Utility

6'10" x 8'4" (2.10 x 2.55)

## Bathroom

5'1" x 8'5" (1.57 x 2.58)

## Bedroom One

9'11" x 11'8" (3.03 x 3.57)

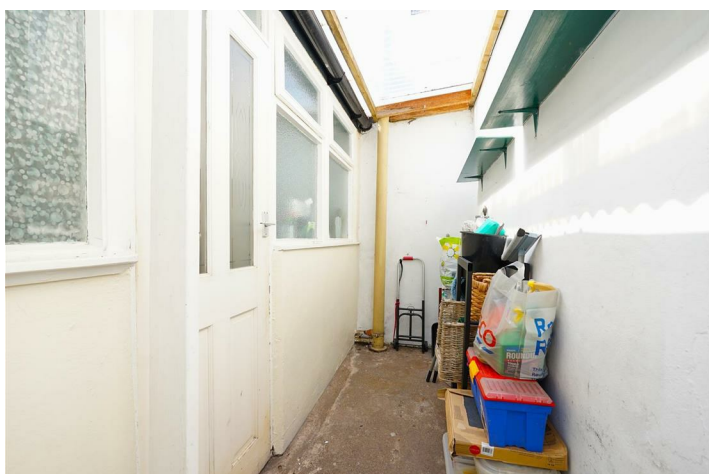
## Bedroom Two

8'9" x 12'5" (2.67 x 3.79)



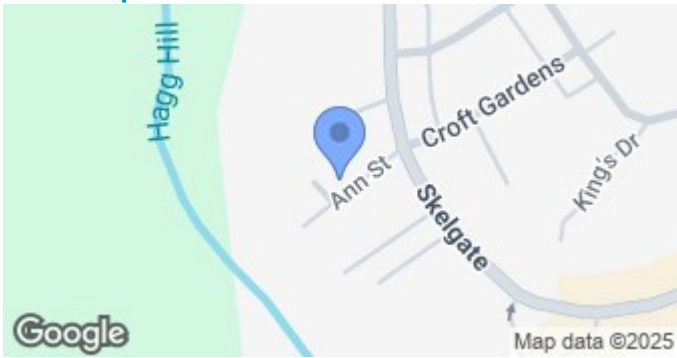
- Two Bed Terrace House
  - Multi Fuel Fire
  - Double Glazing
  - Utility Room

- Open Plan Living
- Close To Centre
- Range Cooker
- Council Tax Band - A





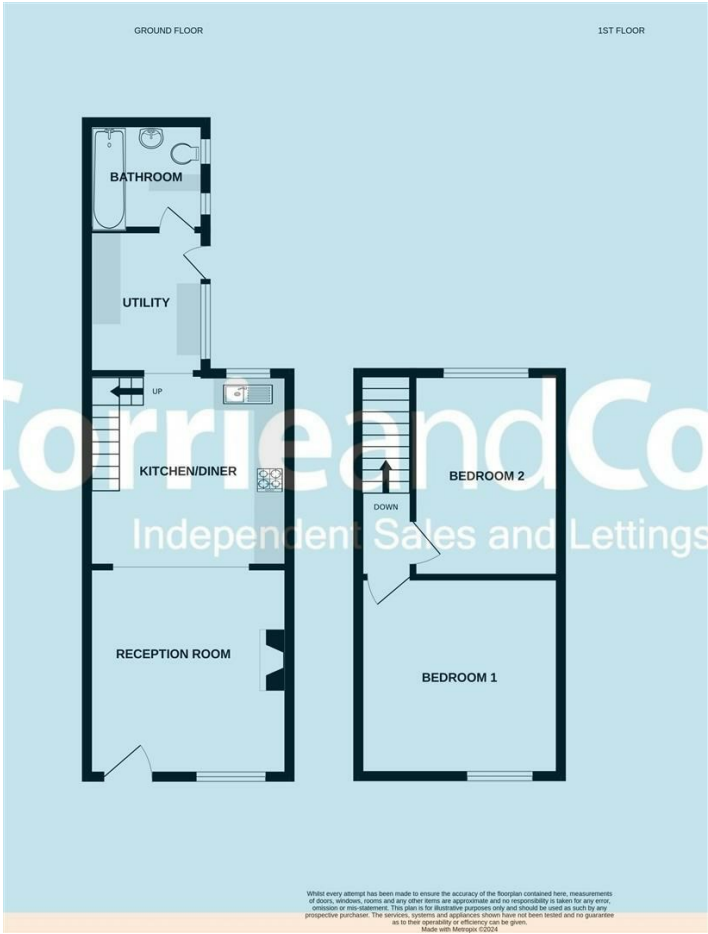
Road Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

