



## 28 Falmouth Street

Barrow-In-Furness, LA14 3JQ

Offers In The Region Of £170,000



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# 28 Falmouth Street

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## Offers In The Region Of £170,000



*This delightful three-bedroom house on Falmouth Street offers a perfect blend of location, comfort and convenience. Ideal for families or those seeking a spacious home, this property boasts an excellent opportunity to modernise into a welcoming family home. The property is situated just a stone's throw away from local amenities, parks and schools.*

Welcome to this terraced property on Falmouth Street. From the road you are greeted by a front yard, adding charm and warmth to the properties curb appeal. This property offers a practical and well-proportioned layout across two floors, perfectly suited for modern family living. From the front yard, a useful entrance porch perfect for hanging wet coats and kicking off muddy shoes. The porch leads directly into a spacious lounge. This bright living area serves as the heart of the home, with ample space for furniture sets providing plenty of space and seating for visiting family or guests.

To the rear of the property, the full-width kitchen provides an efficient workspace with its U-shaped counter configuration. This setup provides incredible amounts of cupboard and worktop space to suit all your culinary needs. The space is bright due to the two windows and a central door that offers easy access to the rear garden. The kitchen is spacious enough to host a dining table and chair set, while a dedicated pantry cupboard ensures excellent storage for household essentials.

Moving upstairs, the central landing connects three bedrooms and the family bathroom, while also providing an airing or linen cupboard. The primary bedroom is a generous double situated at the front of the house, offering ample space for wardrobes. A second double bedroom overlooks the rear garden, providing a quiet retreat, while the third bedroom is a versatile single that would work equally well as a nursery or a home office. The first floor is completed by a family bathroom, featuring a full-sized bath, washbasin, and WC.

This property also comes with a garage.

### Vestibule

### Reception

16'6" x 12'4" (5.04 x 3.78)

### Kitchen

16'6" x 11'1" (5.04 x 3.38)

### Bedroom One

12'4" x 9'11" (3.77 x 3.04)

### Bedroom Two

10'0" x 8'0" (3.05 x 2.46)

### Bedroom Three

9'6" x 6'2" (2.92 x 1.88)

### Bathroom

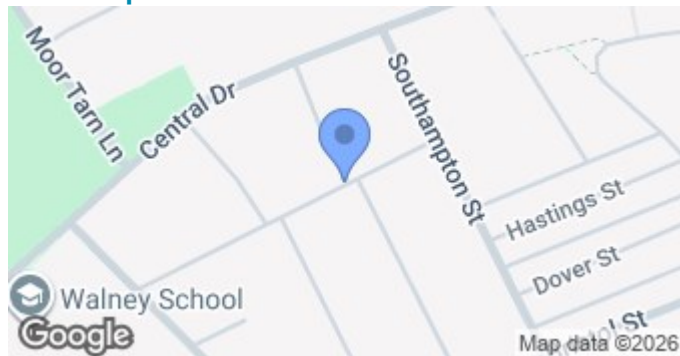
7'11" x 6'1" (2.42 x 1.86)



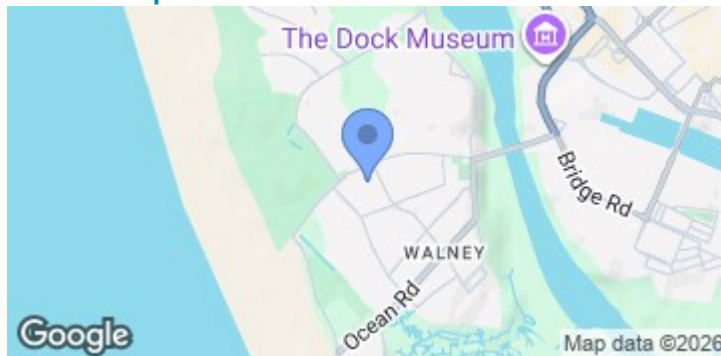
- Local Amenities
- Spacious Reception Rooms
  - Garage Included
  - Gas Central Heating
- Close to Schools and Parks
  - Rear Garden Space
  - EPC -
  - Council Tax Band - B



## 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)	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		EU Directive 2002/91/EC	