CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

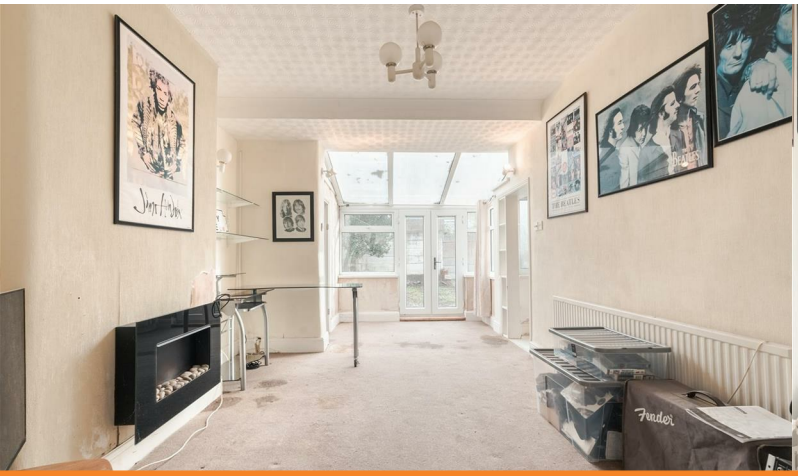


10 Maryport Avenue

Barrow-In-Furness, LA14 3LR

Offers Over £150,000

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

10 Maryport Avenue

Barrow-In-Furness, LA14 3LR

Offers Over £150,000







A superb opportunity to purchase this family home, offered for sale with no upper chain and situated in the popular residential location of Walney Island. The property is conveniently positioned close to a range of local amenities, including popular eateries, reputable schools and excellent bus routes, whilst one of its most impressive benefits is the proximity to the beach, perfect for enjoying the beautiful coastal surroundings. Externally, the property benefits from gardens to both the front and rear, together with off road parking. This family home presents an excellent opportunity for a new owner to put their own stamp on the home and create a property tailored to their own tastes and requirements.

The property is entered via a welcoming and bright entrance hall, providing access to the principal ground floor accommodation and stairs rising to the first floor.

To the front is the comfortable lounge, offering a pleasant space for relaxing and everyday living. The room benefits from a front facing Bay window, allowing natural light to flow into the space. Moving through the property through sliding doors, you will find the spacious dining room. There is also useful storage to the side, whilst French doors provide direct access to the garden, creating a wonderful seamless flow between the inside and outside and making this an ideal space for entertaining and everyday family life.

The galley kitchen is positioned adjacent to the dining room and is fitted with a range of units, incorporating a hob and sink with further space for white goods. A rear facing window and door provides natural light, whilst the practical layout offers a useful space for everyday cooking and preparation.

Ascending to the first floor, you will find three well proportioned bedrooms, providing versatile accommodation for families, guests or those requiring space for a home office. The first floor is complete with the family bathroom, which is fitted with a bath, wash basin and WC.

Externally, you will find a private rear garden offering excellent potential and providing a blank canvas for the new owner to create their ideal outdoor space. There is currently scope for areas of lawn and patio, providing plenty of opportunity for outdoor seating, entertaining and recreation.

To the front is a forecourted garden, enclosed by established hedging for added privacy, together with a driveway providing off road parking.

Lounge
11'8" x 12'2" (3.58 x 3.72)

Dining Room
10'7" x 16'6" (3.25 x 5.03)

Kitchen
14'10" x 6'10" (4.53 x 2.10)

Bedroom One
10'11" x 12'6" (3.33 x 3.82)

Bedroom Two
10'11" x 10'1" (3.33 x 3.09)

Bedroom Three
6'10" x 6'11" (2.10 x 2.13)

Bathroom
6'11" x 6'9" (2.11 x 2.08)



- No upper chain
- Gardens to the front and rear
- Close to the beach
- Council tax band - B
- Popular residential location
- Off road parking
- Blank canvas oozing with potential

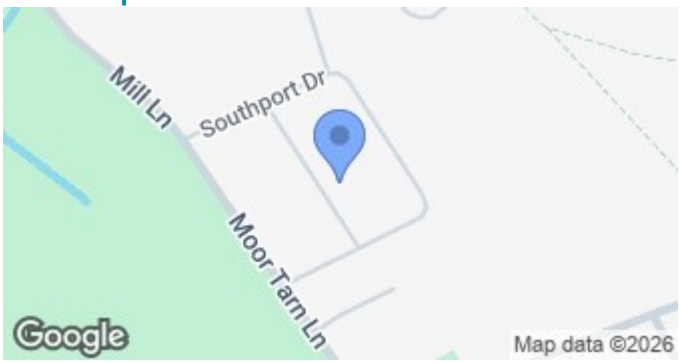




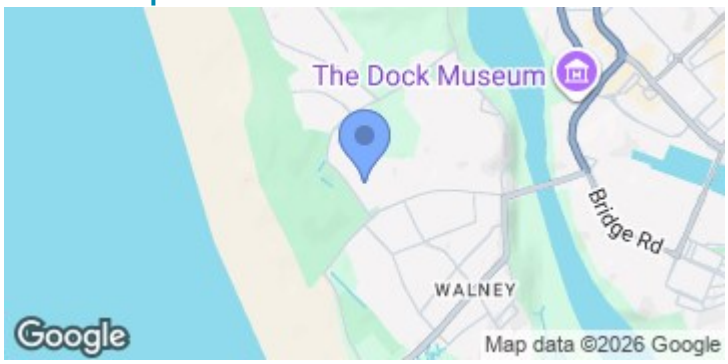




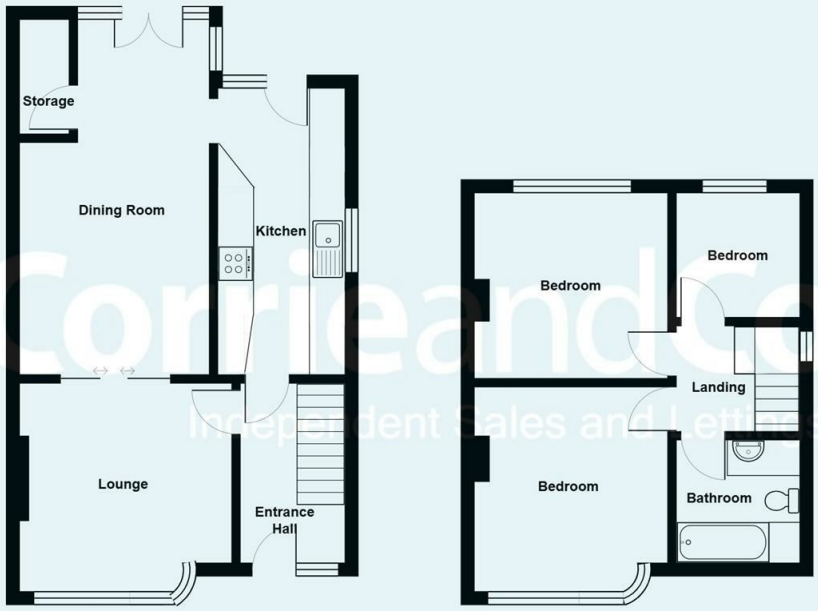
Road Map



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.

