



54 Harrison Street

Barrow-In-Furness, LA14 1ER

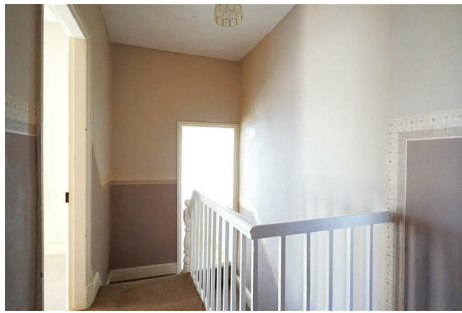
Offers Over £75,000



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A well-located two-bedroom terraced property, ideal for first-time buyers or investors. Offered with no onward chain, the home provides a great opportunity to add value. The property benefits from a convenient location close to local amenities and transport links. To the rear, there is a yard area offering potential for enhancement or personalisation.

The property is set back off the road by a small forecourt area. Upon entering the property, you're welcomed by an entrance hallway with a small vestibule perfect for kicking off wet shoes and coats. The hallway leads to the second reception room, perfect as a family dining room and is connected to the front reception room through the arch. At the rear of the property, a reasonably sized kitchen providing plenty of worktop and cupboard space.

Upstairs the layout provides two well sized bedrooms capable of both having double beds as well as having space for additional furniture. The main bedroom sits at the front of the house whilst the bathroom is located to the rear. Completing the house is a small rear yard with access to the back street.

Reception One

11'10" x 11'11" (3.63 x 3.64)

Reception Two

9'11" x 11'3" (3.04 x 3.44)

Kitchen

10'5" x 7'9" (3.18 x 2.38)

Bedroom One

10'0" x 14'0" (3.06 x 4.29)

Bedroom Two

11'6" x 8'0" (3.52 x 2.46)

Bathroom

8'0" x 10'7" (2.44 x 3.23)

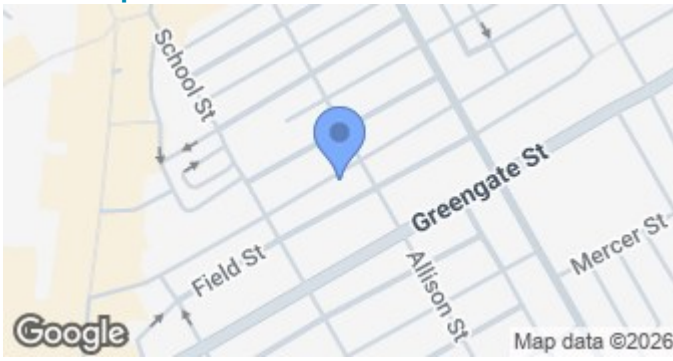


- Ideal for Investors or First Time Buyers
 - No Onward Chain
 - Rear Yard
 - Double Glazing

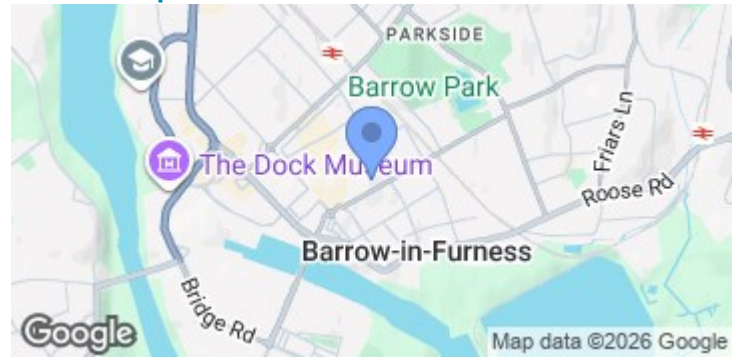
- Convenient Location
- Close to Amenities
- Gas Central Heating
- Council Tax Band - A



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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		84	66
		EU Directive 2002/91/EC	