CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

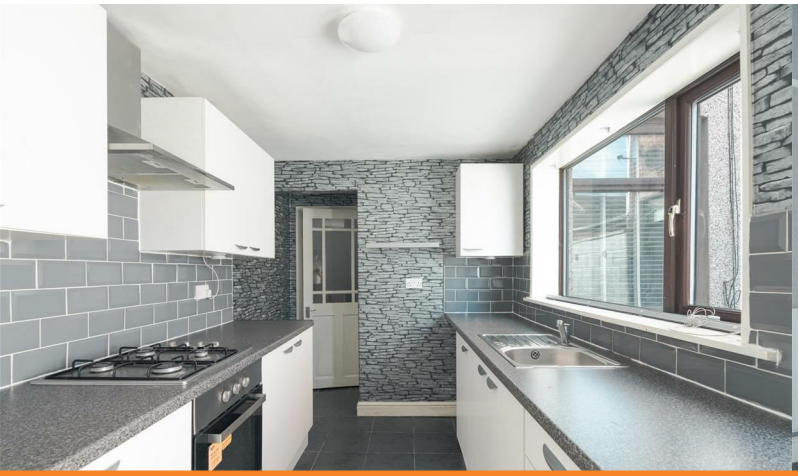


22 Derby Street

Barrow-In-Furness, LA13 9TQ

Offers In The Region Of £113,000

2 | 1 | 2 | D





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

22 Derby Street

Barrow-In-Furness, LA13 9TQ

Offers In The Region Of £113,000





Located close to schools, parks and local amenities, this property has all the potential to become a brilliant home suitable for investors, small families or first time buyers. A small forecourt sets the property back from the road and a neat rear yard provides some space for outdoor seating. The property is ready to be moved into and is being sold with no upper chain.

Stepping through the front door, you immediately enter the vestibule, perfect for kicking off muddy shoes and hanging wet coats. A bright and welcoming hallway leads straight ahead towards the stairs to the first floor.

To your left, a comfortable front lounge with a large window allows plenty of natural light to flow into the room. The dining room benefits from the open plan design as the lounge connects seamlessly making this space ideal for entertaining and family meals. Tucked conveniently under the stairs is a useful storage cupboard. Towards the rear of the ground floor, you move into the functional kitchen which hosts an abundance of counter space for food preparation suitable to all aspiring chefs. Stepping through the back door leads you into a large rear garden where you will also locate the separate outhouse space, perfect for utility use or additional external storage.

Ascending the stairs to the first floor, the landing provides access to two well-proportioned double bedrooms and the family bathroom. At the front of the home sits the generous main bedroom, complimented with a built-in storage cupboard over the stairs. Heading towards the rear, the second double bedroom offers another comfortable sleeping space. Further down the hall, past an additional storage cupboard, you reach the bathroom at the far end of the landing, which features a bath, washbasin, toilet, and yet further build in storage.

Reception One
10'4" x 10'9" (3.17 x 3.29)

Reception Two
10'7" x 13'2" (3.23 x 4.02)

Kitchen
12'5" x 7'3" (3.80 x 2.22)

Bedroom One
10'10" x 12'11" (3.31 x 3.95)

Bedroom Two
13'3" x 8'4"; (4.05 x 2.56;)

Bathroom
7'3" x 9'1" (2.22 x 2.77)



- Close to Local Schools
- Rear Yard Space
- Small Forecourt
- Gas Central Heating
- Access to Transport Links
- No Onward Chain
- Council Tax Band - A
- EPC - D

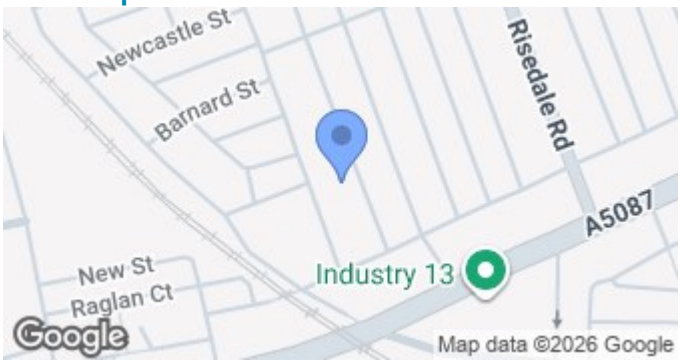








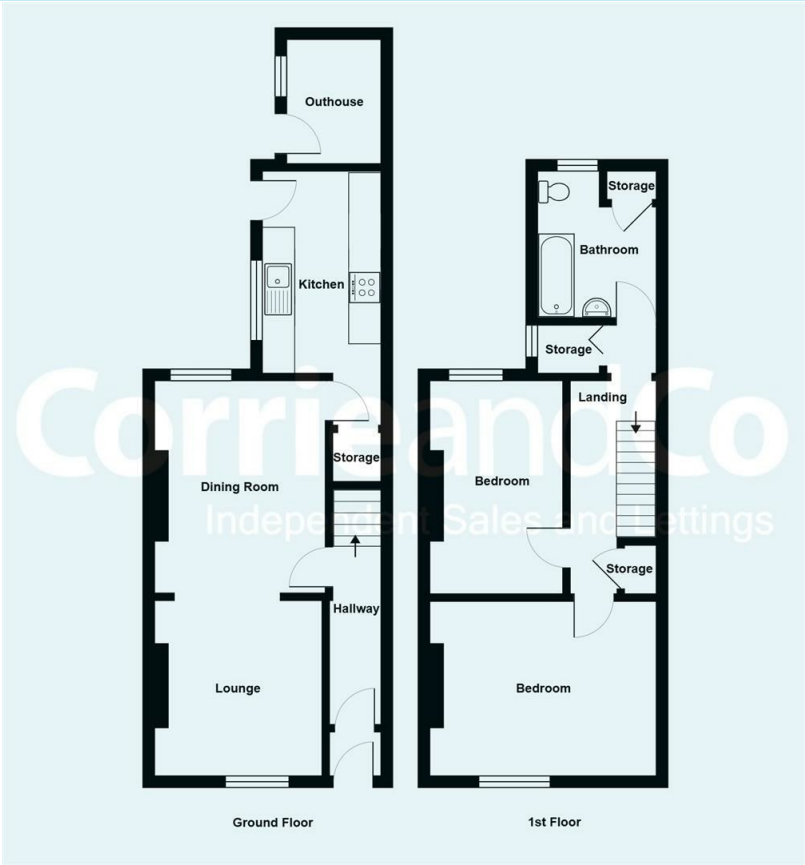
Road Map



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.

