



5 Leece Lane

Barrow-In-Furness, LA13 0JQ

Offers In The Region Of £190,000



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This well-presented two-bedroom property is situated in a popular and convenient location, offering easy access to a wide range of local amenities. The home benefits from gardens to both the front and rear, providing attractive outdoor space ideal for relaxation or entertaining. With its desirable setting and practical layout, the property is well suited to first-time buyers, downsizers, or investors seeking a home in a highly accessible area.

Upon entering the property, you are welcomed into a vestibule that leads directly into the lounge. The lounge is neutrally decorated and features an attractive fireplace, while also providing access to the staircase and the kitchen-diner. The kitchen-diner is fitted with stone grey, high-gloss, handleless wall and base units complemented by wood-effect work surfaces. Integrated appliances include a single oven, gas hob, and extractor fan, with additional space available for freestanding appliances.

To the first floor, there are two well-proportioned bedrooms and a bathroom. The principal bedroom is of a generous size and is positioned to the rear aspect of the property. The second bedroom is also spacious and benefits from grey wood-effect flooring. The bathroom is fitted with a modern three-piece suite comprising a vanity wash hand basin, WC, and a bath with an over-bath shower attachment.

To the rear of the property is a split level garden with lawn and patio ideal for outdoor seating and relaxation.

Entrance Vestibule

3'10" x 4'0" (1.17 x 1.23)

Lounge

12'7" x 14'5" (3.86 x 4.40)

Kitchen Diner

12'7" x 9'3" (3.86 x 2.82)

Bedroom One

12'7" x 9'3" (3.86 x 2.82)

Bedroom Two

12'7" x 8'2" (3.86 x 2.49)

Bathroom

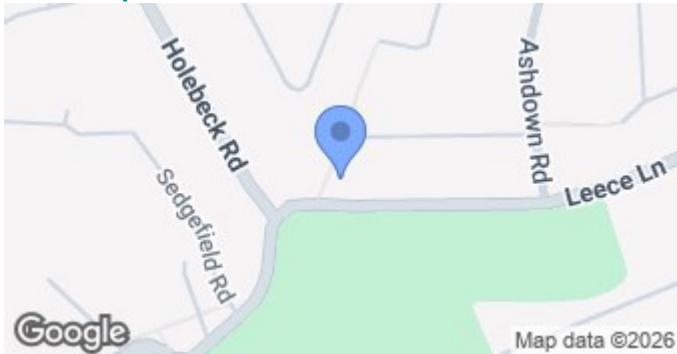
5'5" x 6'2" (1.67 x 1.88)



- Ideal for a Range of Buyers
 - Close to Amenities
- Tasteful Decor Throughout
 - Gas Central Heating
- Convenient Location
- Garden to Front and Rear
 - Double Glazing
- 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 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		EU Directive 2002/91/EC	