



## 64 Mulberry Way

Barrow-In-Furness, LA13 0RR

Offers In The Region Of £152,000



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*This two-bedroom end terrace property, located in a highly sought-after area, offers easy access to local amenities. The home features a neutral decor throughout, making it a blank canvas for personalization. Ideal for a variety of buyers, it boasts well-maintained gardens at both the front and rear, providing pleasant outdoor spaces for relaxation and entertaining.*

As you approach the property there is an area of slate chippings and a walk way which leads to the front door.

Upon entering the property you arrive into the vestibule which provides access into the lounge. The lounge has been neutrally decorated and boasts a feature fireplace and covings. The lounge also provides access to the staircase and kitchen. The kitchen has been fitted with cream shaker style wall and base units with wood effect laminate work surfaces. The integrated appliances include a gas hob, extractor fan, double oven, fridge freezer and there is ample space for freestanding appliances and a dining table. The kitchen provides access to the conservatory which is a great addition to the property and provides that indoor outdoor feel.

To the first floor there are two bedrooms and a bathroom. The first bedroom is situated to the front aspect of the property and is a spacious room which has been tastefully decorated and fitted with covings. The second bedroom is situated to the rear aspect of the property and has also been tastefully decorated. The bathroom has been fitted with a three piece suite comprising of a WC, pedestal sink and a corner shower cubicle.

To the property there is a spacious patio garden with a tiered area with slate chippings ideal for outdoor seating and relaxation.

### Lounge

12'9" x 15'2" (3.89 x 4.63 )

### Kitchen Diner

12'8" x 10'5" (3.88 x 3.18 )

### Conservatory

8'8" x 13'1" (2.66 x 3.99 )

### Bedroom One

12'9" x 11'11" (3.90 x 3.65 )

### Bedroom Two

6'1" x 10'8" (1.87 x 3.26 )

### Bathroom

6'4" x 5'4" (1.94 x 1.65 )



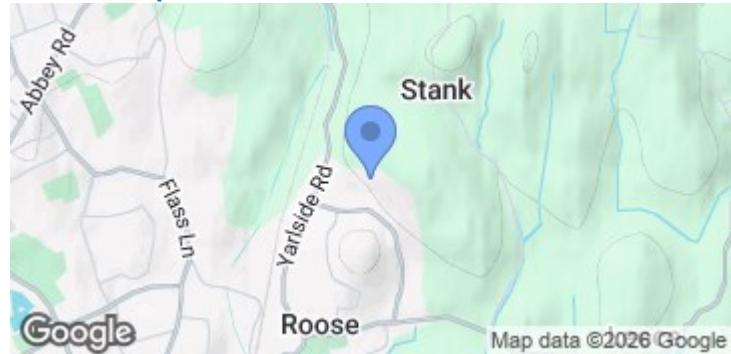
- Ideal for a Range of Buyers
- Neutral Decor Throughout
  - Rear Garden
  - Gas Central Heating
- Popular Location
- Close to Amenities
  - Double Glazing
- Council Tax Band - B



## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	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		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC