



## 49 Jarrow Street

Barrow-In-Furness, LA13 9QB

Offers In The Region Of £152,500



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***This well-presented end-terraced home offers three spacious bedrooms, ideal for families or first-time buyers. Situated on a generous plot, the property features gardens to the front and side, a private rear yard, and the added benefit of off-road parking. Conveniently located close to local amenities, schools, and transport links, this home combines comfort with practicality.***

Upon entering the property, you step into a welcoming hallway with attractive tiled flooring. From here, you have access to the study, the staircase leading to the first floor, the reception room, and the spacious kitchen diner. At the front of the property sits the study, featuring laminate flooring and neutral décor—ideal for a home office or quiet reading space. Also located at the front is the bright and cosy reception room. It benefits from cream carpeting, warm neutral walls, and a centrally positioned gas fire, creating a comfortable space to relax. To the rear of the house, you'll find the generously sized kitchen diner. This space boasts laminate flooring and is fitted with a range of wall and base units, complemented by wood-effect work surfaces. There's ample room for free-standing appliances and a dining table, making it perfect for both everyday living and entertaining.

Leading up to the first floor you will find three bedrooms and a bathroom. The first double bedroom features purple walls and beige carpeting, and is a generous size. The second double bedroom is also of good size, with mint green walls and beige carpeting. The third bedroom boasts dual aspect windows, allowing a natural flow of light.

Externally, the property benefits from a garden to the front and side, offering a pleasant green outlook and potential for landscaping, with access to off road parking. To the rear, there is a low-maintenance yard.

### Reception

12'0" x 15'5" (3.67 x 4.72 )

### Study

8'6" x 9'1" (2.60 x 2.77 )

### Kitchen Diner

21'5" x 9'1" (6.53 x 2.79 )

### Bedroom One

12'4" x 12'0" (3.78 x 3.67 )

### Bedroom Two

12'0" x 12'0" (3.67 x 3.66 )

### Bedroom Three

8'5" x 9'0" (2.59 x 2.76 )

### Bathroom

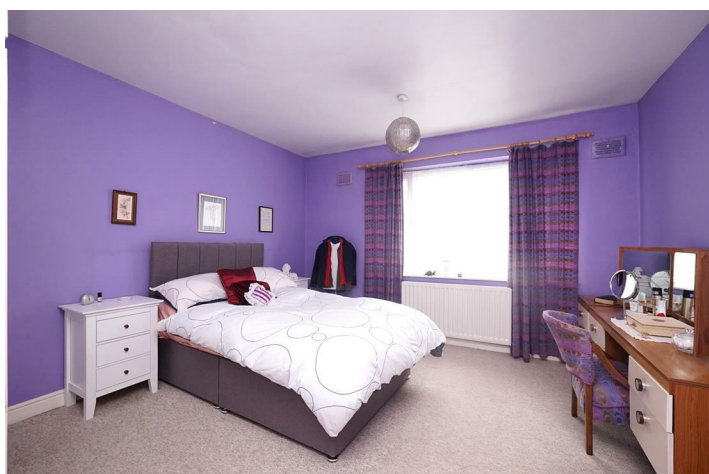
9'2" x 8'8" (2.80 x 2.65 )





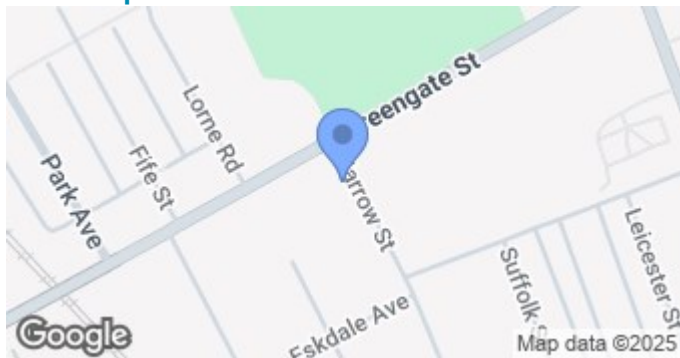
- Ideal For A Range Of Buyers
- Front And Side Garden With A Rear Yard
  - Three Bedroom
  - Double Glazing

- Off Road Parking
  - End Terrace
- Gas Central Heating
- Council Tax Band - A

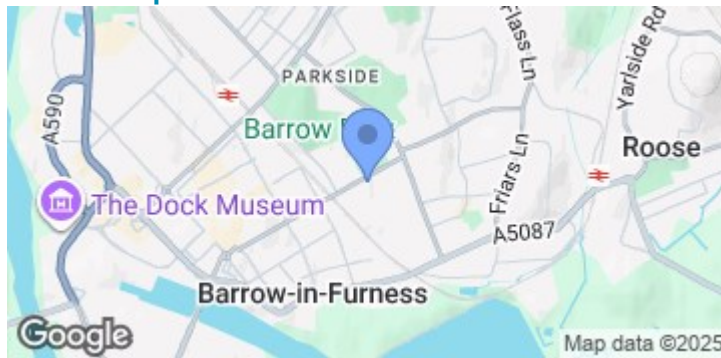




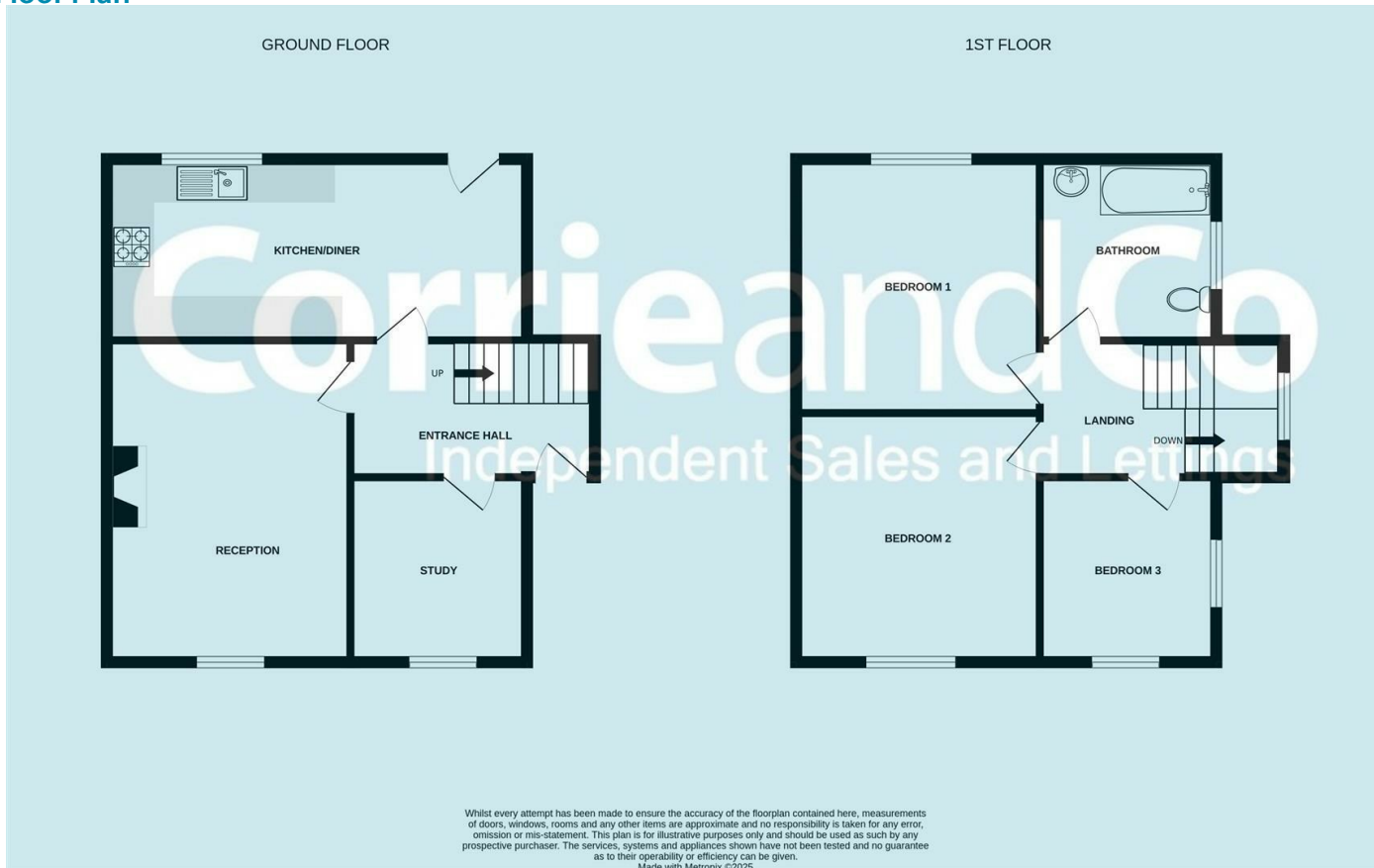
## Road Map



## Terrain Map



## Floor Plan



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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 <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		