



## 9 Kendal Street

Barrow-In-Furness, LA14 5HL

Offers In The Region Of £100,000



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# 9 Kendal Street

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**Offers In The Region Of £100,000**



***A mid-terraced property offered for sale with no onward chain, situated in a popular residential location close to local amenities and convenient transport links. The property benefits from a rear yard providing outdoor space and offers excellent potential for a range of buyers including first-time buyers and investors.***

Walking in you are welcomed into the hallway which provides access to the ground floor accommodation and staircase to the first floor. To the front of the property is the lounge, featuring a bay window allowing plenty of natural light into the room. The space offers good proportions and provides an excellent opportunity for modernisation and personalisation to suit individual taste. This then leads through to the dining room, which offers additional living accommodation. To the rear is the kitchen, which provides a good range of wall and base units along with ample space for free standing appliances and access to the rear porch area.

Upstairs, the first floor landing gives access to two bedrooms and the bathroom. Bedroom one is a generously sized double bedroom located to the front of the property, with double windows. Bedroom two is situated to the rear and offers a well-proportioned second bedroom, suitable for a guest room, child's bedroom, or home office. The bathroom comprises of a bath with over head shower attachment, wash basin, and WC.

Externally, the property benefits from an enclosed rear yard, ideal for outdoor seating.

## Lounge

13'6" x 10'10" (4.13 x 3.31)

## Dining Room

12'3" x 11'2" (3.75 x 3.42)

## Kitchen

9'10" x 6'9" (3.00 x 2.08)

## Rear Porch

8'11" x 5'9" (2.74 x 1.76 )

## Bedroom One

14'3" x 11'3" (4.36 x 3.44 )

## Bedroom Two

12'4" x 9'0" (3.76 x 2.76 )

## Bathroom

9'10" x 6'9" (3.02 x 2.08)

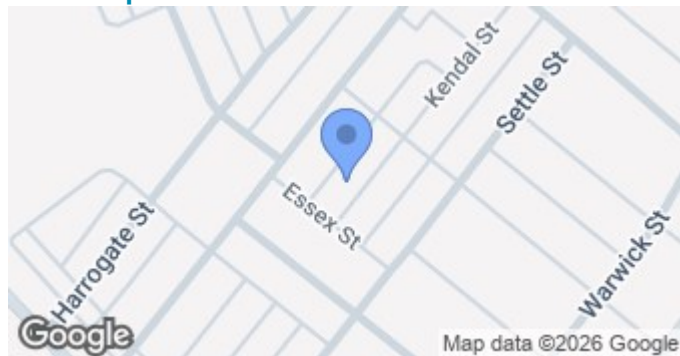


- No Onward Chain
  - Yard To Rear
- Two Reception Rooms
  - Double Glazing

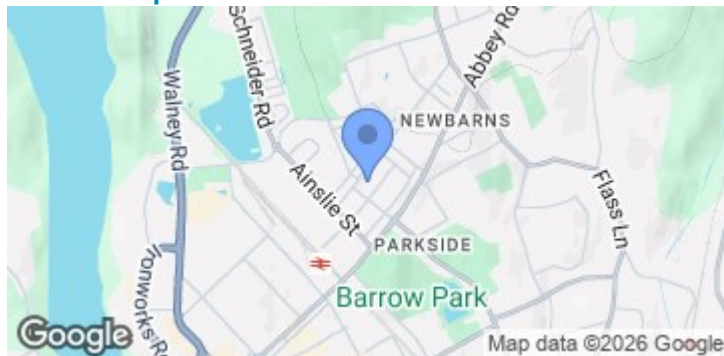
- Two Bedrooms
- Ideal For A Range Of Buyers
  - Council Tax Band - A
  - Gas Central Heating



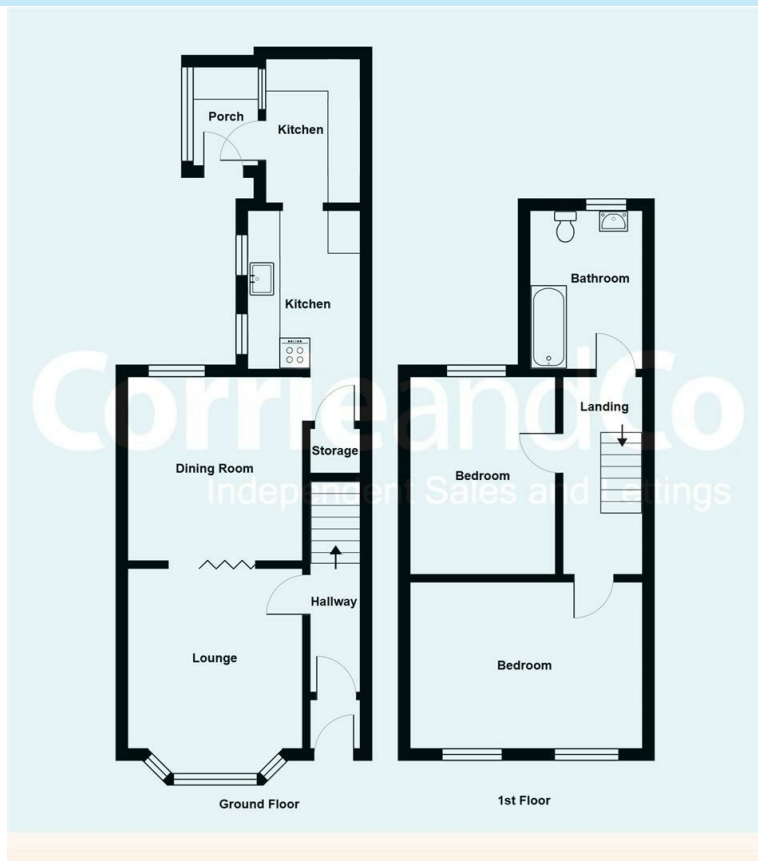
## Road Map



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	47
		EU Directive 2002/91/EC	