



## 16 Dundas Street

Barrow-In-Furness, LA14 5RP

Offers In The Region Of £95,000



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# 16 Dundas Street

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## Offers In The Region Of £95,000



*Perfectly suited for first-time buyers, this beautifully presented two-bedroom terrace home is situated in a convenient location close to local amenities, schools, and transport links. Boasting modern décor throughout, the property offers a stylish and comfortable living space that's ready to move into. Additional features include a private yard to the rear, making it an ideal choice for those seeking a low-maintenance and well-located home.*

As you enter the property, you arrive into a small vestibule which gives you access to the two reception rooms and stairs. The reception room has been decorated with beige carpeting and neutral walls with an square open arch way creating a spacious living area. The second reception room has door access to the rear of the property, allowing in plenty of air and light.

From the reception room you can access under the stairs storage and the kitchen which has been fitted with oak effect wall and base units with complimentary laminate black effect work surfaces. There is space for free standing appliances such as a oven, fridge and freezer with black and white tiled flooring making the space bright and welcoming. Heading of the kitchen there is a utility room with a W/C. This room has plumbing for a washing machine, and space for a dryer and other storage, with laminate flooring. The boiler is housed in the utility along side a free standing white W/C.

Heading up the stairs the master bedroom is at the front of the property, with plenty of room for a double bed with built in wardrobes. This room has been decorated, with neutral cream walls with a feature wall in a dark grey, with cream carpets. The second bedroom is at the back of the property with white walls and brown carpets, with plenty of space. The bathroom is at the top of the stairs, the bathroom has a three piece suite comprising a stand alone shower, pedestal sink and close couple WC with white walls and grey laminate flooring.

There is a sheltered outside space to the property.

### Reception One

10'0" x 10'7" (3.05 x 3.25 )

### Reception Two

12'1" x 10'5" (3.69 x 3.20 )

### Kitchen

8'9" x 6'5" (2.67 x 1.96 )

### Utility /WC

6'3" x 5'5" (1.91 x 1.67 )

### Bedroom One

10'7" x 12'2" (3.24 x 3.71)

### Bedroom Two

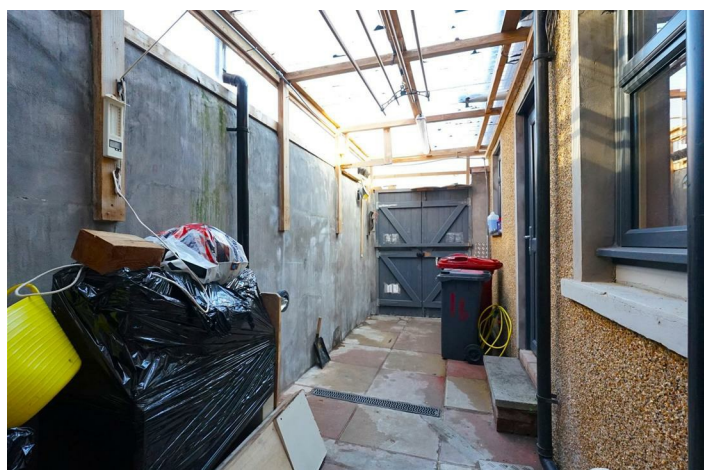
12'2" x 7'9" (3.71 x 2.38)

### Shower Room

8'9" x 6'5" (2.67 x 1.96 )

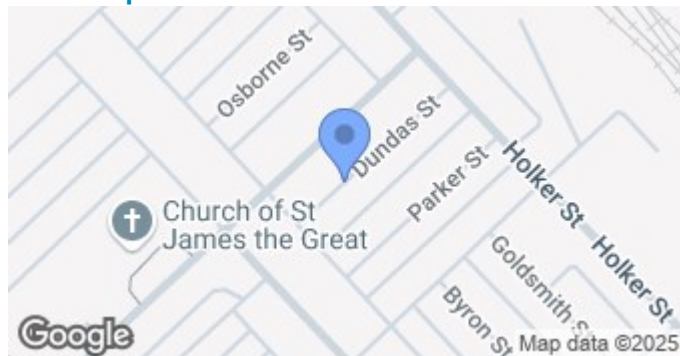


- Ideal for First Time Buyers
- Tasteful Decor Throughout
  - Rear Yard
  - Gas Central Heating
- Convenient Location
- Close to Amenities
  - Double Glazing
  - Council Tax Band - A

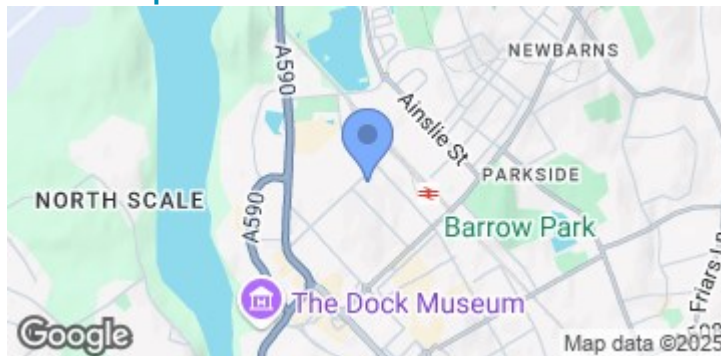




## Road Map



## 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) <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		
	Current	Potential
Very energy efficient - lower running costs		
(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		