

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



58 Highlands Avenue

Barrow-In-Furness, LA13 0AH

Offers In The Region Of £210,000



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A beautifully presented two-bedroom semi-detached home in a popular and convenient location, close to a range of local amenities. This ready-to-move-into property offers stylish, modern décor throughout, making it an ideal choice for first-time buyers, downsizers, or investors. Outside, the home benefits from off-road parking to the front and a well-maintained rear garden, perfect for relaxing or entertaining. Early viewing is highly recommended to appreciate everything this charming home has to offer.

Stepping through the front door, you're welcomed into a central entrance hall with stairs rising to the first floor and access to the lounge.

To the front of the property is the spacious lounge, a light and inviting room featuring a beautiful bay window that floods the space with natural light, with a wood burning stove sitting centre. Generously proportioned, it provides plenty of room for comfortable seating and creates the perfect setting for relaxing or entertaining.

Moving through to the rear, you'll find the kitchen/diner, fitted with a comprehensive range of cream shaker-style wall and base units complimented by solid wood worktops and tiled splashbacks. Integrated cooking appliances are accompanied by ample preparation space, while there is room for a dining table, making this an ideal family hub. The kitchen enjoys a pleasant outlook over the rear garden and benefits from direct access into the conservatory.

The conservatory provides a versatile additional reception space, equally suited as a second sitting room, home office or dining area, with surrounding glazing creating a bright and airy atmosphere and offering easy access to the garden.

Ascending to the first floor, the landing leads to two generously sized double bedrooms. The master bedroom sits to the front of the property offering excellent proportions, while the second bedroom enjoys a peaceful position overlooking the rear, and offers flexibility for guests, children or home working.

Completing the first floor is the family bathroom, fitted with a three-piece suite including a panelled bath with shower over, wash hand basin and WC. There are also a set of stairs that lead to the loft space.

Outside, the property offers enclosed gardens providing space to relax, entertain and enjoy outdoor living.

Reception One

12'10" x 15'7" (3.93 x 4.77)

Kitchen

10'3" x 12'10" (3.13 x 3.92)

Conservatory

10'4" x 10'2" (3.15 x 3.12)

Master Bedroom

11'8" x 9'11" (3.56 x 3.04)

Bathroom

5'10" x 5'6" (1.80 x 1.69)

Bedroom Two

12'11" x 7'5" (3.95 x 2.27)

Loft Space

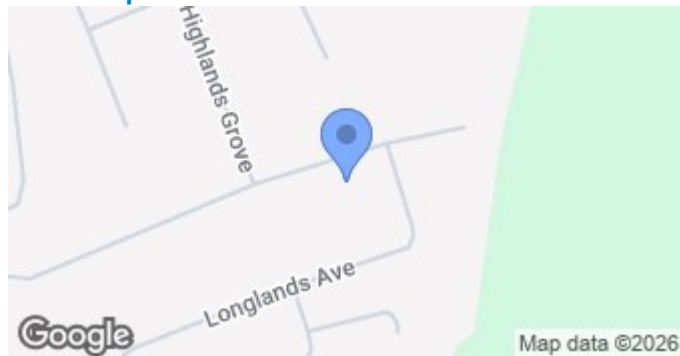
8'3" into eaves x 16'6" into eaves
(2.54 into eaves x 5.04 into eaves)



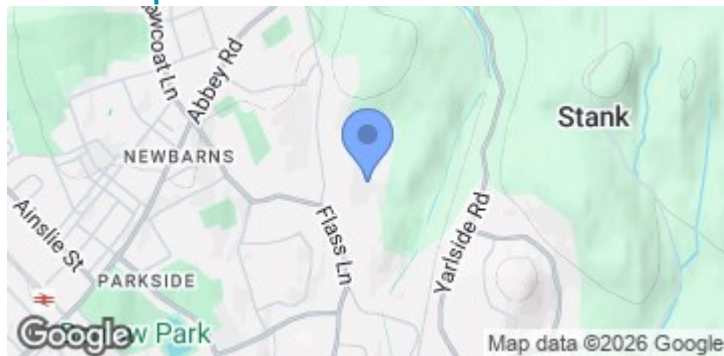
- Ideal for a Range of Buyers
- Tasteful Decor Throughout
 - Rear Garden
 - Conservatory
 - Gas Central Heating
- Popular Location
- Close to Amenities
- Off Road Parking
- Double Glazing
- Council Tax Band - B



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		82
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	