

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



176 Park Avenue

Barrow-In-Furness, LA13 9BL

Offers In The Region Of £155,000



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This attractive three bedroom terraced property is perfectly situated in a popular area, providing easy access to numerous local amenities. In addition to the spacious interiors, the house also benefits from a garage and a rear yard ideal for outdoor seating and relaxation.

As you enter the property you arrive into the hallway which provides access to the second reception room and staircase. The first reception room has been neutrally decorated with a feature wall and fitted with oak laminate flooring. The room also boasts covings and a bay window. The second reception room has coordinating décor to the first room. The kitchen has been fitted with a good range of white gloss wall and base units with silver handles, complimentary stone effect laminate work surfaces, subway tile splashback, and integrated appliances such as a single oven with induction hob and stainless steel extractor fan and there is ample space for freestanding appliances, including a dining table to the end room of the kitchen.

To the first floor there are three bedrooms and a bathroom. The first bedroom is situated to the front aspect of the property and has been neutrally decorated with beige carpets and fitted wardrobes. The second bedroom has been decorated with grey walls and wood effect flooring. The third bedroom is situated to the rear aspect of the property and has again been neutrally decorated with grey walls and fitted with grey carpeting. The bathroom has been fitted with a three piece suite comprising of a WC, pedestal sink and a walk in shower.

To the rear of the property you will find the added benefit of a garage ideal for extra storage or parking, and there is a yard perfect for outdoor seating and relaxation.

Reception One

28'4" x 10'10" (8.65 x 3.32)

Reception Two

6'10" x 8'0" (2.10 x 2.46)

Kitchen

11'7" x 7'10" (3.54 x 2.39)

Bedroom One

13'3" x 12'5" (4.05 x 3.79)

Bedroom Two

11'6" x 8'11" (3.52 x 2.72)

Bedroom Three

7'11" x 8'9" (2.42 x 2.68)

Shower Room

4'9" x 9'8" (1.47 x 2.95)

Garage

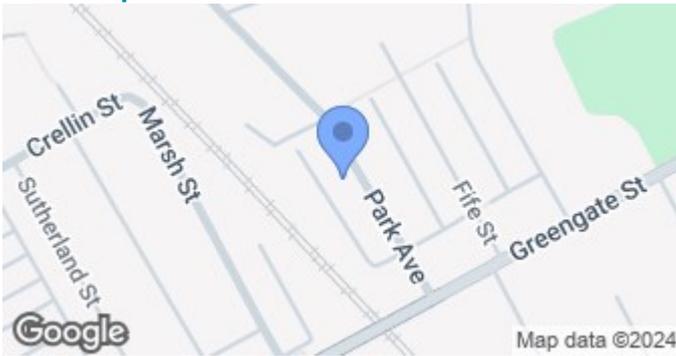
8'0" x 9'10" (2.46 x 3.02)



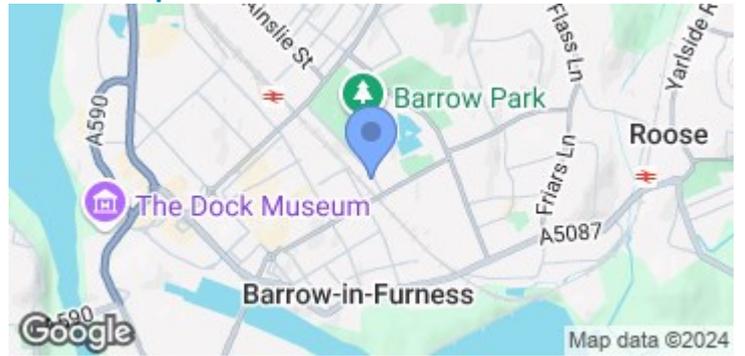
- Forecourted
- Garage To The Rear
 - Popular Location
- Close To Transport Links
- Gas Central Heating
- Private Rear Yard
- Three Bedrooms
- Ideal For A Range Of Buyers
- Council Tax Band - A
- Double Glazing



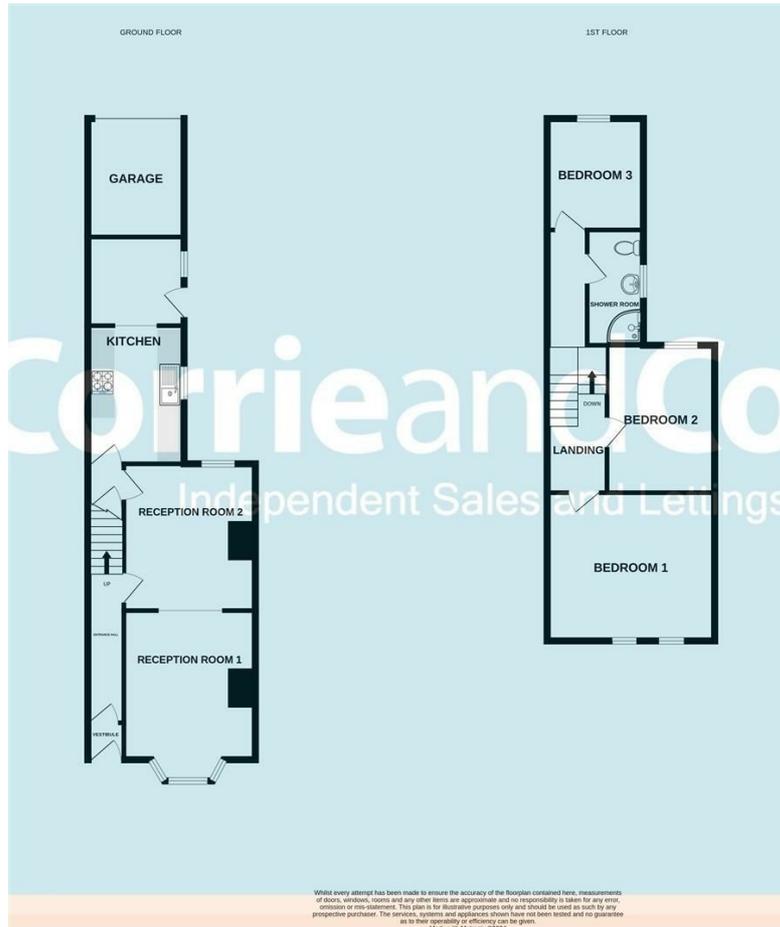
Road Map



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 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	82
		EU Directive 2002/91/EC	