

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 64 Devon Street

Barrow In Furness, LA13 9PX

Offers In The Region Of £95,000



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# 64 Devon Street

Barrow In Furness, LA13 9PX

## Offers In The Region Of £95,000



*An ideal first time home in an ideal area. This well presented property offers a sociable layout with additional ground floor space and open plan kitchen. Situated just a stones throw from local amenities and benefitting from good transport links this is an enticing opportunity. Offered with no onward chain.*

Upon entering the home there is an entrance vestibule which provides separation from the front door. A welcoming first reception room is currently utilised as a dining room and has been finished with laminate flooring and neutral décor. The second reception room is open to the kitchen and acts as the main reception area of the home. Finished with laminate flooring, stone effect feature wall and otherwise neutral décor this is an excellent entertaining space. The main feature of the room is the wood burning stove with timber mantle. Both reception areas boast decorative covings and recessed spotlighting. The kitchen has been fitted with a good range of cream panel shaker style wall and base cabinets with wood effect laminate worktops and integrated appliances to include a four ring electric hob, stainless steel chimney style cooker hood and double oven with grill. Beyond the kitchen is a third reception area with a versatile nature and can be used as a breakfast room, utility, study or hobby room.

To the first floor the landing provides access to the master bedroom which is an excellent double with neutral décor, fitted carpeting and space for wardrobes. The second bedroom is a good single with tasteful décor, fitted carpeting and built in storage cupboard. The bathroom suite comprises a bath with electric shower attachment, close couple WC and pedestal sink. The room has been fully fitted with low maintenance cladding. To the rear of the property you will find a useful yard area.

### Reception One

10'5" x 11'7" (3.19 x 3.55)

### Reception Two

11'3" x 10'2" (3.44 x 3.11)

### Kitchen

13'8" x 5'6" (4.19 x 1.68)

### Reception Three

9'2" x 6'4" (2.81 x 1.95)

### Bedroom Two

5'10" x 10'4" (1.78 x 3.16)

### Bedroom One

10'3" x 11'3" (3.14 x 3.44)

### Bathroom

5'4" x 6'2" (1.63 x 1.89)



- Well Presented Home
- Close to Amenities
- Open Plan Kitchen
- Gas Central Heating
- Council Tax Band - A
- Ideal for First Time Buyers
- Popular Location
- Three Reception Areas
- Double Glazing
- No Onward Chain



## Road Map



## Terrain Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MapInfo 10.0.24

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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.

