



## 62 Salthouse Road

Barrow-In-Furness, LA13 9TN

Offers Over £60,000



# 62 Salthouse Road

## Barrow-In-Furness, LA13 9TN

### Offers Over £60,000



**A well-located three-storey terrace situated close to the town centre, offering spacious and versatile accommodation throughout. Ideal for investors, the property provides generous living areas and strong potential for rental income or future enhancement.**

Entering the property through the front door, you step into a hallway that leads directly to the main ground-floor accommodation. At the front is a lounge, offering a welcoming space that would benefit from modernisation, boasting a gas fire. Moving through, you reach a second lounge/dining area, an excellent size, with access to useful under-stairs storage, and also features a gas fire. Beyond this is the kitchen, which provides a functional layout but is ready for full refurbishment. A rear lobby leads to a ground-floor WC and access to the outside.

Heading upstairs to the first floor, you find two generously proportioned bedrooms, both with large windows that create bright and airy spaces. Like the rest of the home, these rooms present a great opportunity for redecoration and upgrading to suit modern tastes.

On the top floor, the second-floor landing connects to a spacious bathroom and a third double bedroom. The bathroom is well-sized and offers scope for a contemporary refit, while the bedroom provides additional versatile living or sleeping space.

Overall, this three-storey terrace offers substantial accommodation throughout and represents an excellent project for buyers looking to renovate and add value. Located close to the town centre, it holds strong potential as an investment or a home to personalise from the ground up.

The property also benefits from a separate garage located to the rear.

#### Lounge

9'5" x 9'10" (2.88 x 3.01 )

#### Lounge/Diner

12'1" x 13'6" (3.69 x 4.12 )

#### Kitchen

10'8" x 5'4" (3.26 x 1.63 )

#### Ground Floor WC

8'5" x 4'7" (2.57 x 1.42 )

#### Bedroom One

9'6" x 12'5" (2.91 x 3.81 )

#### Bedroom Two

13'8" x 9'8" (4.17 x 2.96 )

#### Bedroom Three

9'6" into eaves x 12'5" (2.91 into eaves x 3.80 )

#### Bathroom

9'8" into eaves x 13'7" (2.96 into eaves x 4.15 )



- Ideal For Investors
- Garden To Rear
- Three Storeys
- Double Glazing
- No Onward Chain
- Close To Local Amenities
- Spacious Accommodation
- Council Tax Band - A



## 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		EU Directive 2002/91/EC	