



## 19 Stafford Street

Barrow-In-Furness, LA14 5HU

Offers In The Region Of £115,000



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Welcome to this terraced property, built around 1920, featuring a clean modern interior, front court yard and rear yard space. The property boasts large communal rooms, a modest kitchen and utility room, family bathroom and two spacious bedrooms. Suitable to a range of buyers including first time buyers and investors. Situated close to local parks and transport links, this property is bound to attract high amounts of interest so early viewings are highly recommended.

As you approach the property, you are greeted by a small forecourt, providing a pleasant buffer from the street and your front door. Entering through the front door, you step into a welcoming entrance hallway. This dedicated space is perfect for wet coats and shoes before stepping into the main living areas of the home.

At the heart of the house, you find a versatile flow between the reception rooms. Situated at the front, the lounge is a standout feature, boasting a large bay window that floods the room with natural light, creating an airy and inviting atmosphere. Centrally located, the dining room offers a generous space for family meals and entertaining. Moving toward the rear, the kitchen is designed for functionality, boasting ample cupboard and worktop space to ensure plenty of room for meal preparation and storage. Just off the kitchen, the separate utility room is a practical addition, keeping laundry and larger appliances tucked away.

Heading upstairs, the landing leads to two well-proportioned bedrooms. The master bedroom spans the front of the house, offering a spacious retreat with plenty of room for furniture. The second bedroom also provides ample space, making it a comfortable double room or a large home office. Finally, the family bathroom is located at the very rear providing a quiet and private space for the household.

### Lounge

10'6" x 9'2" (3.21 x 2.80)

### Dining Room

13'11" x 9'9" (4.25 x 2.99)

### Kitchen

6'9" x 7'10" (2.07 x 2.41)

### Utility

6'11" x 7'2" (2.13 x 2.19)

### Bedroom 1

13'11" x 9'5" (4.25 x 2.88)

### Bedroom 2

11'4" x 9'11" (3.46 x 3.04)

### Bathroom

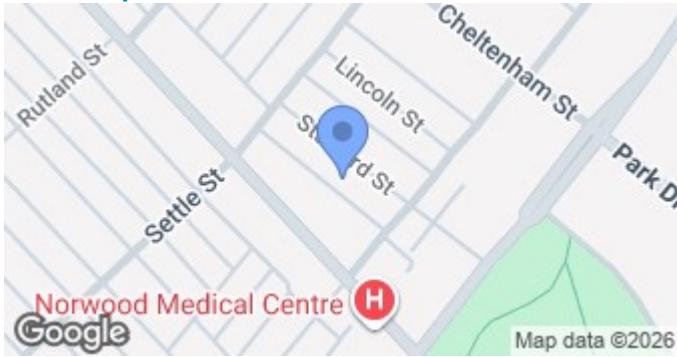
6'11" x 7'9" (2.13 x 2.37)



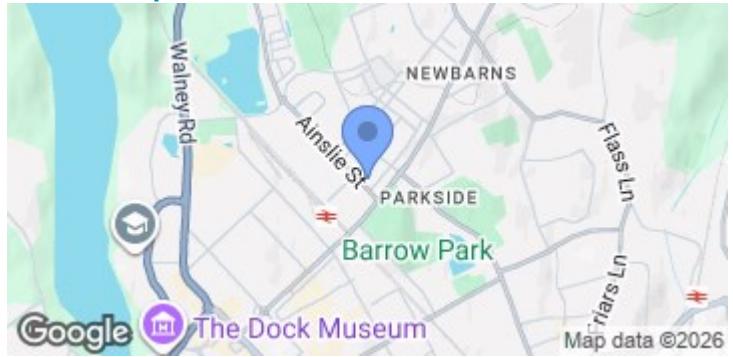
- Desirable Location
- 2 Spacious Bedrooms
- Close to Local Amenities
- Gas Central Heating
- Rear Yard Space
- Local Transport Links
- Council Tax - A
- EPC - E



## Road Map



## Terrain Map



## Floor Plan



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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	