



## 11 Severn Road

Barrow-In-Furness, LA14 3TS

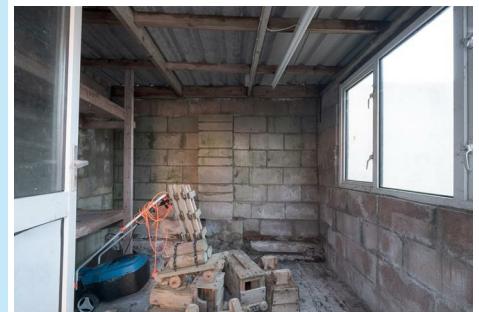
Offers In The Region Of £135,000



# 11 Severn Road

Barrow-In-Furness, LA14 3TS

## Offers In The Region Of £135,000



**This vacant two-bedroom property offers well-proportioned accommodation and benefits from gardens to both the front and rear. Situated in a popular residential location, the home is conveniently close to local transport links, providing easy access to surrounding areas. The property offers a practical layout. Ready for immediate possession, it presents excellent potential to personalise and add value.**

The property is entered via an entrance hall, providing access to the main living areas and the staircase to the upper floor. To the front of the property is a well-proportioned lounge, decorated with cream walls and carpeting, and featuring a bay window that allows plenty of natural light and offers a comfortable living space. From here you can access the conservatory through sliding doors, and it overlooks the rear garden and offers additional versatile living or dining space. To the rear, the kitchen is practically laid out with ample space for free standing appliances, fitted with laminate wood effect wall and base units, and laminate work surfaces.

The upper floor comprises two bedrooms and the main wet room. Bedroom one is a generous double located to the front of the property, benefiting from built-in storage. The second bedroom, positioned to the rear, is also well sized and suitable as a guest room, child's bedroom or home study. The wet room is located off the landing and includes a overhead shower, WC and wall hung sink. Additional storage is accessed from the landing, enhancing the practicality of the layout.

Externally the patio garden is an ideal spot for relaxation and there is also access to a useful outbuilding, suitable for storage or workshop use.

### Reception

10'10" x 14'10" (3.32 x 4.54 )

### Conservatory

10'1" x 9'10" (3.08 x 3.02 )

### Kitchen

6'0" x 13'9" plus 6'6" x 7'8" (1.83 x 4.20 plus 2.00 x 2.34 )

### Bedroom One

8'10" x 14'9" (2.71 x 4.50 )

### Bedroom Two

11'0" x 9'2" (3.37 x 2.81 )

### Wet Room

5'5" x 7'8" (1.67 x 2.36 )



- No Onward Chain
- Garden To Front And Back
- Close To Transport Links
- Double Glazing
- Ideal For A Variety Of Buyers
- Popular Location
- Gas Central Heating
- Council Tax Band - A



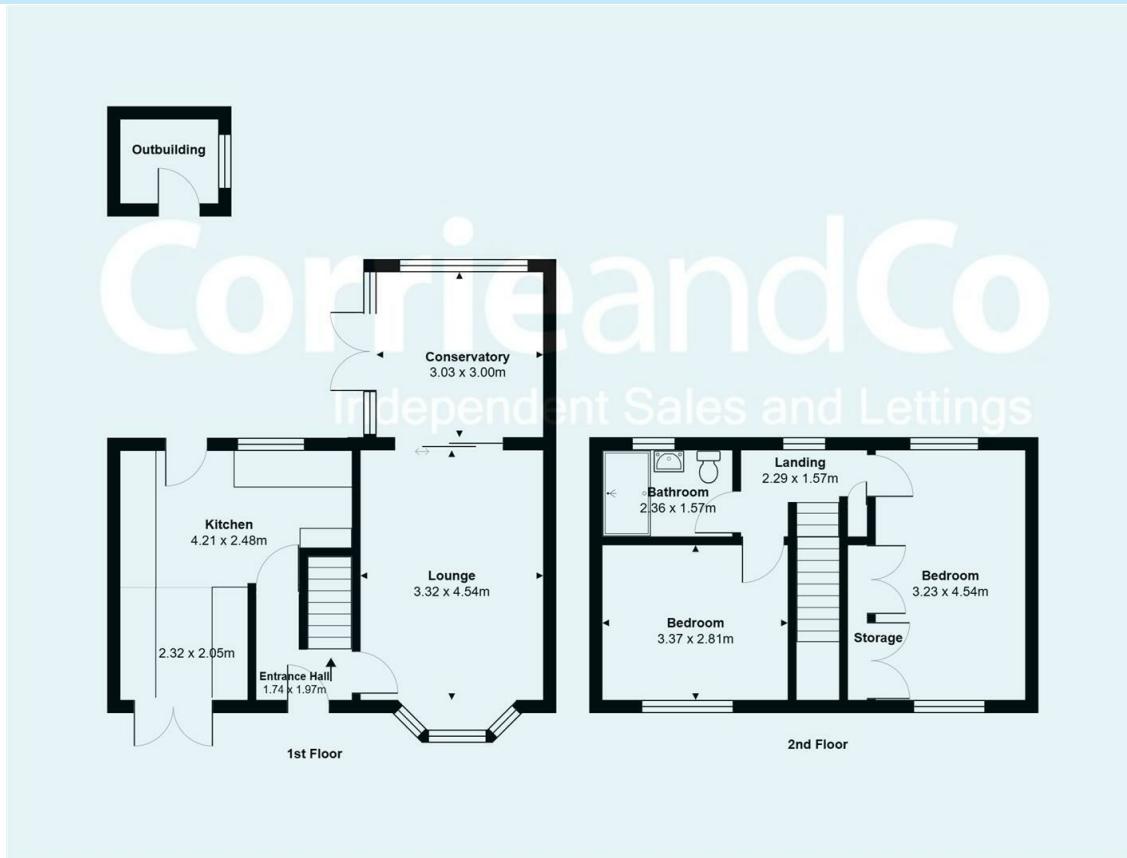
## Road Map



## 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			89
(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	