

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 7 Teasdale Road

Barrow-In-Furness, LA14 3SF

Offers In The Region Of £195,000



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# 7 Teasdale Road

Barrow-In-Furness, LA14 3SF

## Offers In The Region Of £195,000



***This well-presented three-bedroom mid-terraced property offers spacious accommodation throughout and is ideally situated in a popular residential location. Benefiting from a forecourt to the front and an enclosed yard to the rear, the home boasts lovely décor throughout, creating a warm and inviting atmosphere ready for immediate occupation. Conveniently located close to local amenities, schools, and transport links, this property would make an ideal home for a range of buyers.***

Upon entering the property, you are welcomed into the entrance hallway which leads through to the well-presented living accommodation. Positioned to the front of the home is the spacious lounge, featuring a beautiful bay window allowing for an abundance of natural light, laminate flooring, and a charming multi-fuel stove creating a cosy focal point to the room. To the rear, the generous second reception room offers ample space for family dining and entertaining, complete with neutral beige carpeting and a gas fire providing a warm and inviting atmosphere.

The fitted kitchen is both stylish and functional, boasting contemporary purple gloss wall units complimented by cream gloss base units and walnut worktop surfaces. Integrated appliances include a double oven, microwave, dishwasher, and washing machine, while the layout also provides space for a dining table, making it ideal for modern family living. The kitchen also offers access to the enclosed rear yard as well as useful access into the under stairs storage.

To the first floor, the landing gives access to three bedrooms and the family bathroom. The principal bedroom is a spacious double room featuring two separate windows allowing for plenty of natural light, grey carpeting, and ample room for large bedroom furniture. Bedroom two is another well-proportioned double bedroom, whilst bedroom three is a comfortable single room ideal as a nursery, dressing room, or home office. The bathroom is fitted with panelled walls and comprises a shower cubicle, vanity sink unit, and WC, offering a clean and modern finish.

Externally, the property benefits from a forecourt to the front and an enclosed low-maintenance yard to the rear.

### Lounge

14'7" x 11'8" (4.45 x 3.56)

### Lounge Two

13'10" x 12'1" (4.24 x 3.70)

### Kitchen

15'0" x 9'8" (4.58 x 2.95)

### Bedroom One

15'7" x 11'3" (4.76 x 3.45)

### Bedroom Two

9'6" x 13'10" (2.91 x 4.24)

### Bedroom Three

7'11" x 9'10" (2.43 x 3.01)

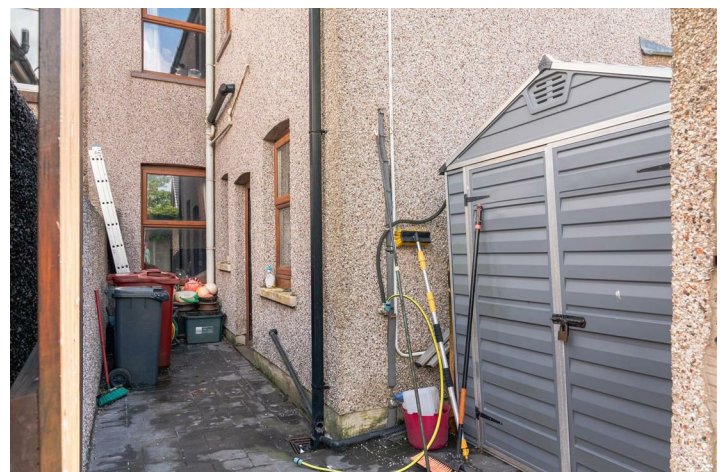
### Bathroom

6'5" x 5'11" (1.97 x 1.81)



- Ideal For A Range Of Buyers
  - Yard To Rear
- Spacious Accommodation
  - Gas Central Heating

- Three Bedrooms
- Popular Location
- Council Tax Band - B
- Double Glazing



## 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	