

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



44 Marsh Street

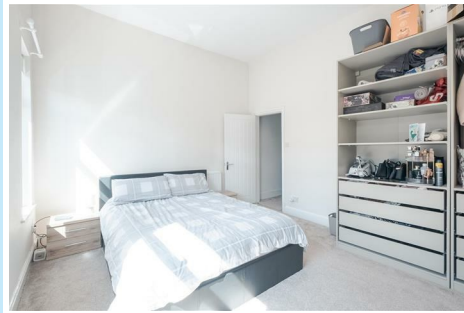
Barrow-In-Furness, LA14 2AA

Offers Over £100,000



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A beautifully presented two-bedroom terraced home, ready to move straight into with lovely neutral décor throughout. Offering comfortable and stylish living accommodation, this property also benefits from a rear yard and would make an ideal purchase for first-time buyers or investors alike.

As you enter the property, you are welcomed into a hallway giving access to the first reception room and stairs leading to the first floor. Entering into first reception room, you will find it is a bright and inviting living space featuring laminated wood flooring which flows seamlessly to the second reception room. Both reception rooms boast neutral décor, creating a modern yet cosy atmosphere. Towards the rear of the property is the kitchen, which has a modern look thoughtfully designed with both style and practicality in mind. The kitchen has been fitted with handleless grey wall and base units, with complimentary work surfaces, along with integrated appliances including a double oven, electric hob and dishwasher, making it perfectly suited for everyday use.

Upstairs to the front aspect of the property, you will find the first double bedroom which is a generously sized, decorated in neutral tones, offering a calm and comfortable retreat with plenty of natural light. The second well-proportioned bedroom, would be ideal as a guest room, child's bedroom, or home office, again finished in a fresh neutral style. The bathroom features fully tiled walls and flooring, with a WC, a bowl sink and a modern walk-in shower, creating a sleek space.

Externally, the home benefits from an outside rear yard, offering a private outdoor area and outside storage.

Reception

11'7" x 10'6" (3.55 x 3.21)

Reception Two

10'11" x 12'3" (3.33 x 3.75)

Kitchen

9'4" x 6'11" (2.85 x 2.13)

Shower Room

7'9" x 6'9" (2.38 x 2.07)

Bedroom One

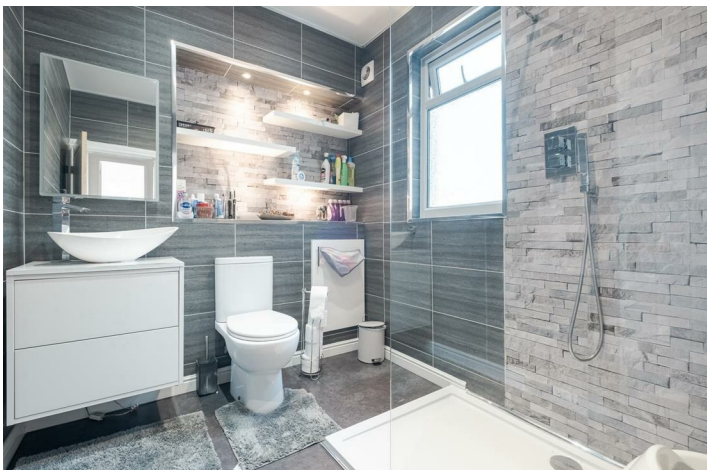
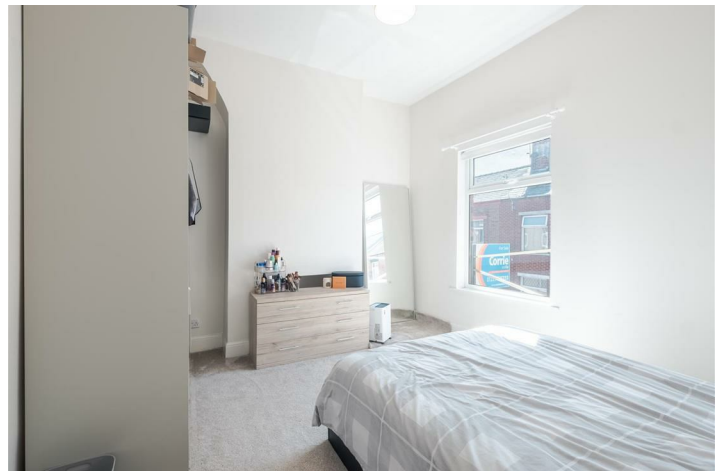
11'8" x 14'1" (3.58 x 4.31)

Bedroom Two

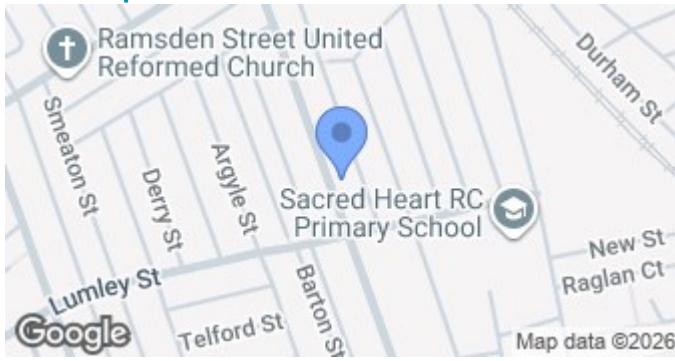
8'4" x 12'3" (2.56 x 3.75)



- Ideal For First Time Buyers
- Neutral Decor Throughout
 - Yard To Rear
 - Gas Central Heating
- Modernised Kitchen
- Ready To Move Into
 - Double Glazing
 - Council Tax Band - A



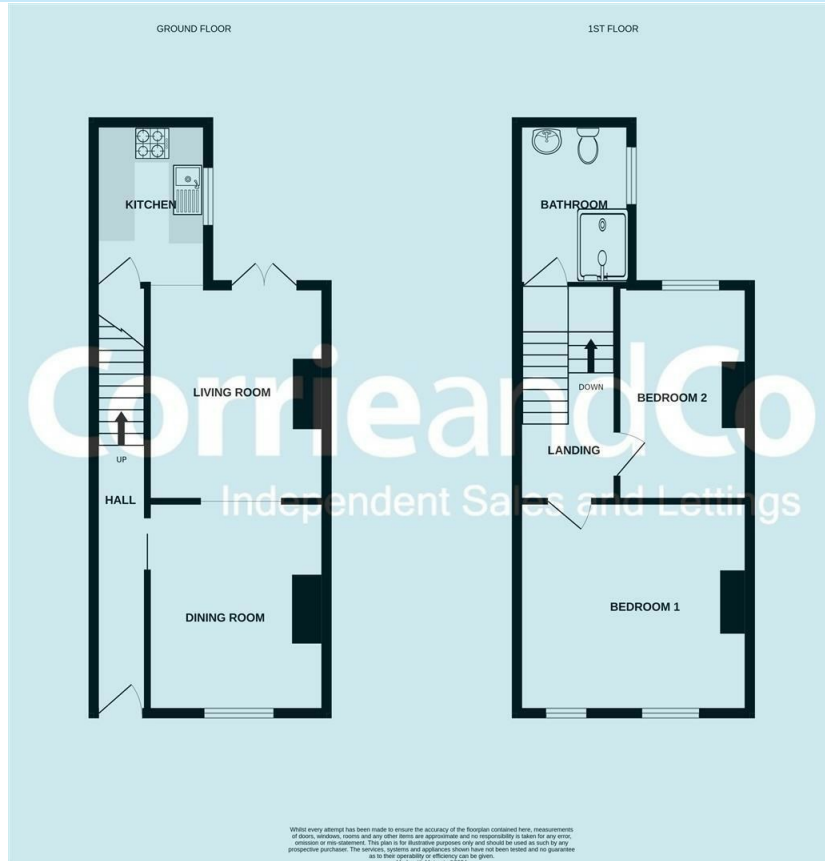
Road Map



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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		72	88
		EU Directive 2002/91/EC	