



21 Dumfries Street

Barrow-In-Furness, LA14 2DA

Offers In The Region Of £140,000



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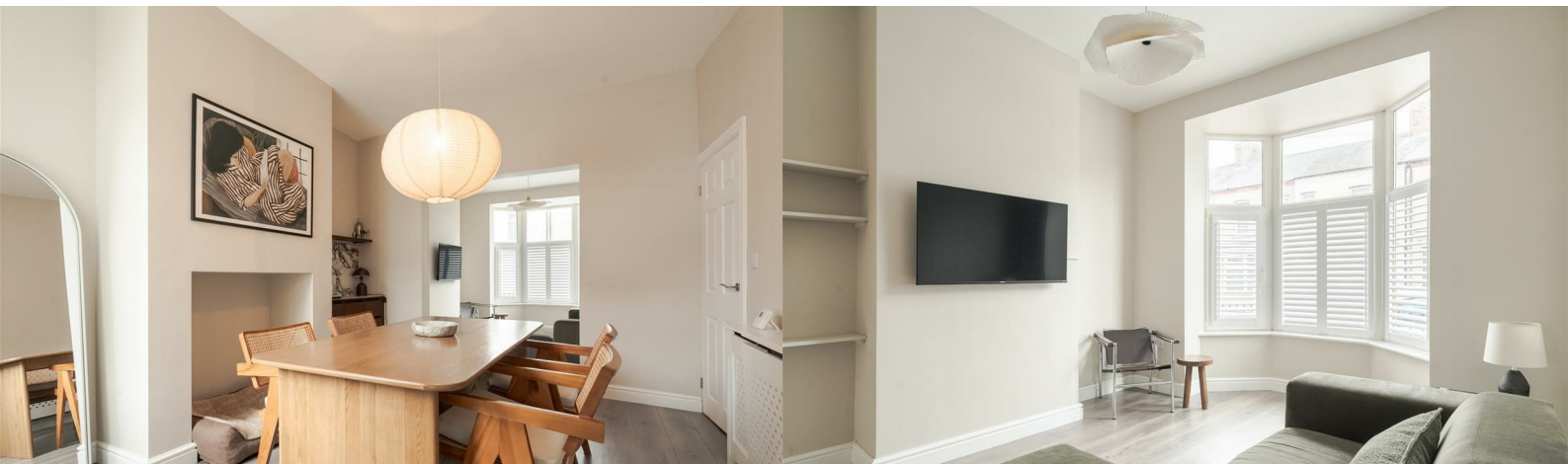
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A superb forecourted home, beautifully modernised to a high standard and presented with tasteful, neutral decor throughout. Offering a true turn-key opportunity and blank canvas, the property is ready for its new owners to simply move in and make it their own. The well presented accommodation makes this an ideal choice for a first-time buyer, prospective landlord or small family. Situated in a popular residential location, the property is conveniently positioned close to reputable schools, local shops and transport links, making it a practical and well connected home. Early viewing is highly recommended.

The property is entered via a welcoming entrance hallway, providing access to the principal ground floor accommodation and stairs rising to the first floor.

The lounge is a bright and inviting reception room, offering a comfortable space for relaxing and everyday family life. The attractive bay style window provides a pleasant focal point and allows plenty of natural light into the room. Beyond the lounge is the dining room, providing ample space for a dining suite and creating a sociable area for family meals and entertaining.

The modern kitchen has been fitted with a range of attractive cream high gloss units with pale oak effect laminate worktops; the integrated appliances include an oven and electric hob. You will also find space for a washing machine and freestanding fridge-freezer.

Ascending to the first floor, the property offers three bedrooms, providing versatile accommodation for families, guests or those requiring space to work from home. The bedrooms are served by a modern family bathroom, fitted with a bath with over-bath rainfall shower head, WC and wash hand basin.

Externally, the property benefits from a private and enclosed L-shaped rear yard, laid with attractive flagstone flooring. This low maintenance outdoor space offers an excellent setting for seating, entertaining and enjoying the warmer months.

Lounge

13'10" x 10'7" (4.22 x 3.24)

Dining Room

12'3" x 10'11" (3.74 x 3.35)

Kitchen

9'1" x 7'4" (2.78 x 2.26)

Bedroom One

10'10" x 13'10" (3.31 x 4.24)

Bedroom Two

8'9" x 8'5" (2.67 x 2.57)

Bedroom Three

9'2" x 7'5" (2.81 x 2.28)

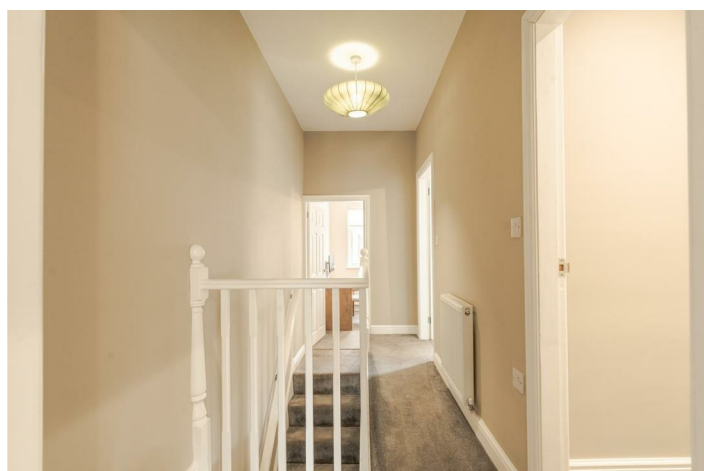
Bathroom

5'6" x 8'3" (1.70 x 2.53)

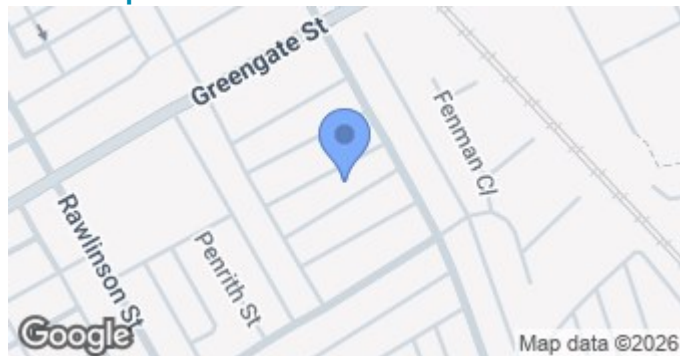


- Forecourted, mid-terrace home
- Close to shops, schools and transport links
 - Private rear yard
 - Gas central heating

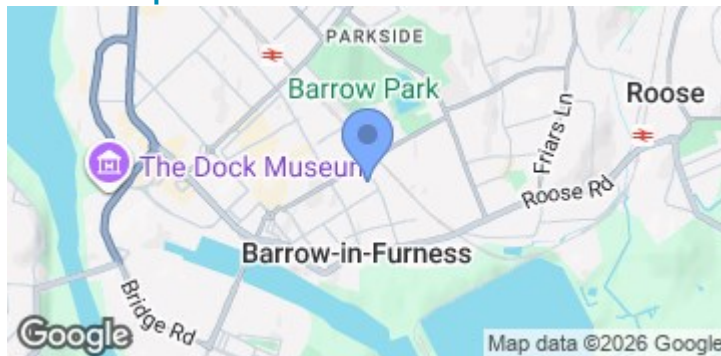
- Beautifully presented and modernised
 - Ideal for a variety of buyers
 - Three bedrooms
 - Council tax band - A



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 EU Directive 2002/91/EC		