



## 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

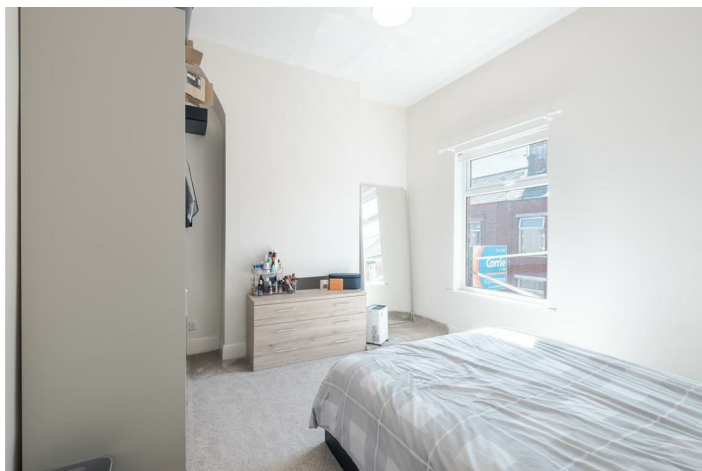
11'8" x 14'1" (3.58 x 4.31 )

## Bedroom Two

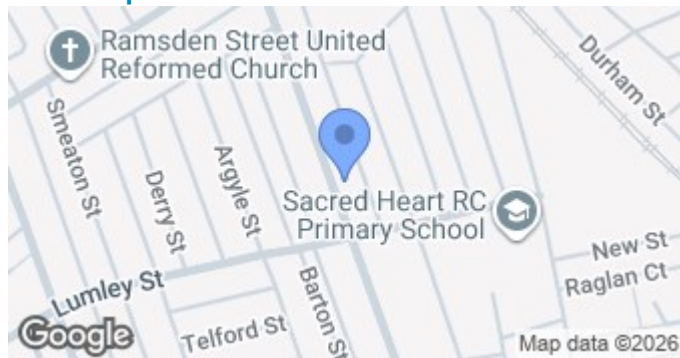
8'4" x 12'3" (2.56 x 3.75)



- 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



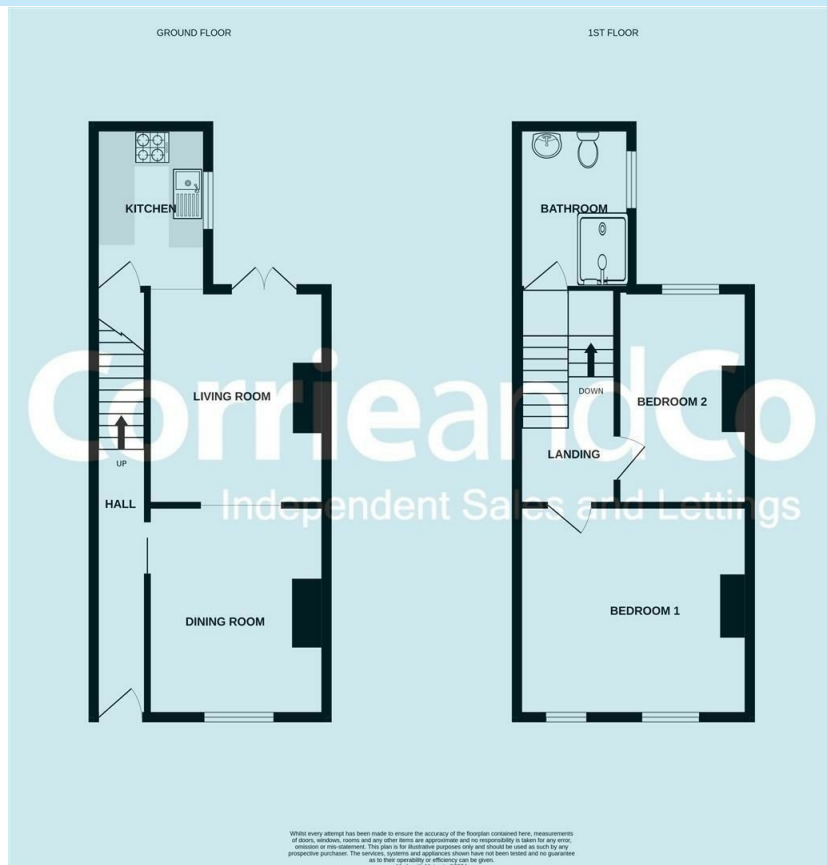
## Road Map



## Terrain Map



## Floor Plan



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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.

