



## 12 Latona Street

Barrow-In-Furness, LA14 3QS

Offers In The Region Of £140,000



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**This delightful mid-terrace house is perfect for first-time buyers looking to settle in a popular location. The property boasts two well-appointed bedrooms, providing ample space for a small family or guests. One of the highlights of this property is the tasteful decoration throughout. The interiors have been carefully designed, creating a warm and inviting atmosphere for you to call home. The rear yard offers a private outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues.**

As you enter the property you arrive into the hallway which provides access to the reception room and staircase. The reception room has been decorated neutrally with grey walls and grey carpeting, and features a log burner. The kitchen has been fitted with white gloss wall and base units with complimentary grey work surfaces, herringbone laminate flooring and white subway brick tiled splashback. The integrated appliances include a single oven, gas hob and a stainless steel extractor fan with ample space for a dining table. The kitchen leads through to the added bonus of a utility room with a WC.

To the first floor there are two bedrooms and a bathroom. Both bedrooms are generously sized and have been neutrally decorated with painted walls and carpeted throughout. The bathroom has been fitted with a three piece suite comprising of a WC, pedestal sink and a bath with an over bath shower attachment.

To the rear of the property there is a lovely yard area ideal for outdoor seating and entertainment.

#### Living Room

13'9" x 12'8" (4.215 x 3.874)

#### Kitchen-Diner

16'0" x 7'8" (4.898 x 2.357)

#### Utility

9'2" x 6'5" (2.804 x 1.981)

#### Ground Floor WC

3'9" x 2'9" (1.156 x 0.863)

#### Bedroom One

12'11" x 10'8" (3.943 x 3.264)

#### Bedroom Two

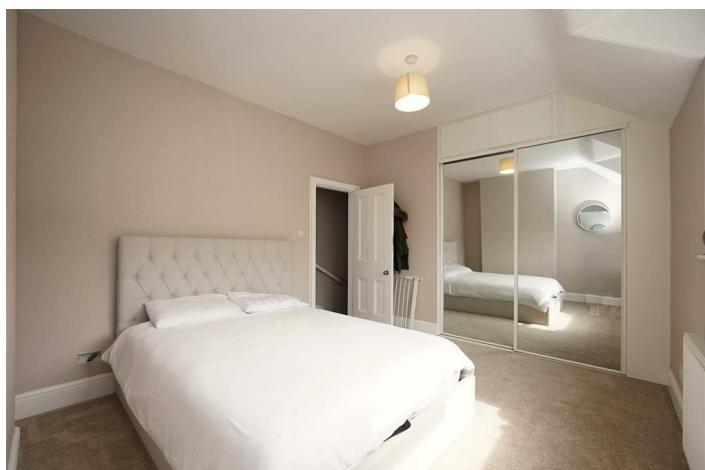
11'2" x 8'11" (3.416 x 2.729)

#### Bathroom

7'9" x 6'10" (2.381 x 2.086)



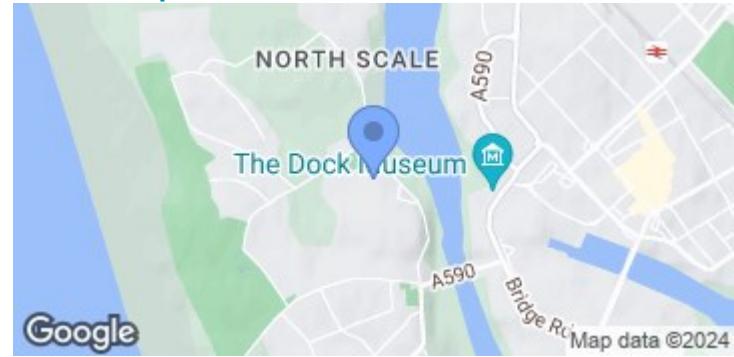
- Popular Location
- Lovely Decor Throughout
- Close To Amenities
- Double Glazing
- Ideal For First Time Buyers
- Rear Yard
- Gas Central Heating
- Council Tax Band - A



## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(68-80) C			
(55-68) D			
(38-54) 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			
(68-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	