



## 10 Mill Bank

Barrow-In-Furness, LA14 4AP

Offers In The Region Of £65,000



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*Two bedroom first floor flat in a great condition ready to move straight in to. The property boast a well size kitchen, two sizeable bedrooms, separate W/C and utility room. The property is close to local amenities, public transport and local schools. This property is a leasehold with 115 remaining years, service charges off £450 per annum and ground rent off £10 per annum.*

Stepping through the front door into a welcoming entrance hallway that provides access to all principal rooms, creating a practical and well-balanced layout. To the front of the property, you'll find a spacious reception room filled with natural light from two separate windows, offering an ideal setting for relaxing or entertaining guests. The room has been decorated to a high standard with white painted walls and laminate flooring.

The kitchen is conveniently positioned with a practical layout, with white shaker style base units providing plenty of storage space, and brown laminate worktops. Within the kitchen their is space for a stand alone fridge freezer, cooker and washing machine. The boiler is currently located in the kitchen. The kitchen has neutral décor with a patterned vinyl flooring.

The property benefits from two well-proportioned bedrooms, each bedroom has plenty of space for a double bed, furniture and extra space. Both bedrooms are ready to move straight in to. A family bathroom is fitted with a bath and pedestal sink. The room has white titled walls and vinyl flooring. A separate WC adds further convenience for busy households.

Adjacent to the W/C is a useful utility room, perfect for additional appliances and extra storage.

### Reception

17'2" x 10'7" (5.25 x 3.25 )

### Kitchen

12'0" x 6'6" min 8'9" max  
(3.66 x 1.99 min 2.67 max )

### Bathroom

6'5" x 7'4" (1.98 x 2.24 )

### Separate wc

6'7" x 2'6" (2.03 x 0.78 )

### Bedroom One

13'11" x 10'7" (4.26 x 3.25 )

### Bedroom Two

10'4" x 14'0" (3.16 x 4.27 )

### Utility

6'6" x 6'2" (1.99 x 1.88 )



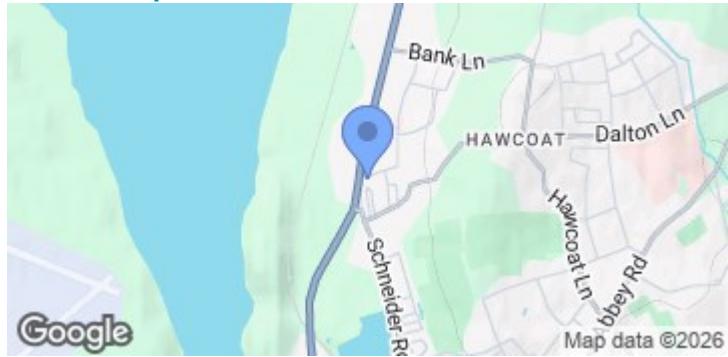
- First Floor Flat
- Close To Local Amenities
- Modern Décor
- Council Tax Band - A
- Ground Rent - £10 Per Annum
- Two Bedroom
- Double Glazing
- Leasehold - 115 Years Remaining
- Service Charge - £450 Per Annum



## Road Map



## Terrain Map



## Floor Plan



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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 |           |