

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



7 Weymouth Street

Barrow-In-Furness, LA14 3JF

Offers Over £230,000



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Situated in a popular residential location, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for growing families. Beautifully maintained throughout with neutral décor, the property is ready to move straight into whilst still offering scope for a new owner to add their own personal touch. Externally, the home benefits from well-kept front and rear gardens, together with a substantial detached garage/workshop to the rear, providing excellent storage, or the perfect space for hobbies or a home workshop.

To the front, the property is set behind a neatly maintained garden, enhancing its kerb appeal.

A welcoming entrance porch leads into the central hallway, providing access to the principal ground floor accommodation and staircase to the first floor. To the front of the property is a bright and comfortable lounge. Large windows allow plenty of natural light to flood the room, whilst the neutral décor creates a warm and welcoming atmosphere. The lounge flows seamlessly into the dining room, its open layout creates a wonderful sense of space. Located to the rear, the kitchen is fitted with a range of units providing ample storage and worktop space, with convenient access to the rear garden.

The first floor landing gives access to three well-proportioned bedrooms and the family shower room. The principal bedroom is a generous double room overlooking the front of the property and benefits from an excellent range of fitted wardrobes, providing extensive built-in storage. Bedroom Two is another spacious, double bedroom with a good range of fitted wardrobe and enjoying pleasant views over the rear garden. Bedroom Three is a comfortable single bedroom, ideal as a child's bedroom, nursery, guest room or home office. Completing the accommodation is a modern shower room, fitted with a walk-in shower, wash hand basin and WC.

The enclosed rear garden has been thoughtfully landscaped with well-kept lawns, established planting and seating areas, creating a private space to enjoy throughout the year. A particular feature of the property is the impressive detached garage/workshop located to the rear of the garden. Offering exceptional versatility, it provides extensive storage or an ideal workshop for DIY enthusiasts or those working from home.

Lounge

11'5" x 13'6" (3.50 x 4.12)

Dining Room

10'6" x 12'2" (3.21 x 3.73)

Kitchen

9'10" x 6'8" (3.02 x 2.05)

Bedroom One

11'11" x 10'7" (3.65 x 3.24)

Bedroom Two

9'11" x 10'7" (3.03 x 3.25)

Bedroom Three

7'1" x 7'5" (2.18 x 2.28)

Shower Room

6'9" x 4'4" (2.07 x 1.33)

Detached Garage

15 x 28 approx (4.57m x 8.53m approx)

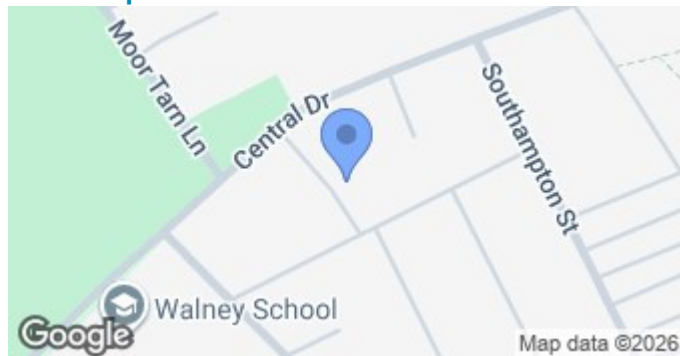


- Semi-Detached Family Home
- Gardens To Front And Rear
 - Popular Location
 - Gas Central Heating

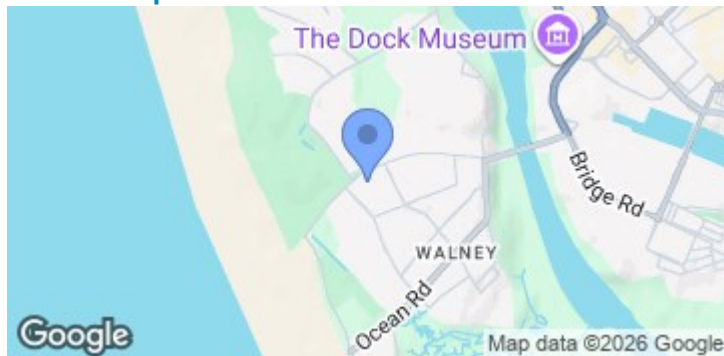
- Substantial Garage/Workshop
 - Off Road Parking
 - Double Glazing
 - Council Tax Band - B



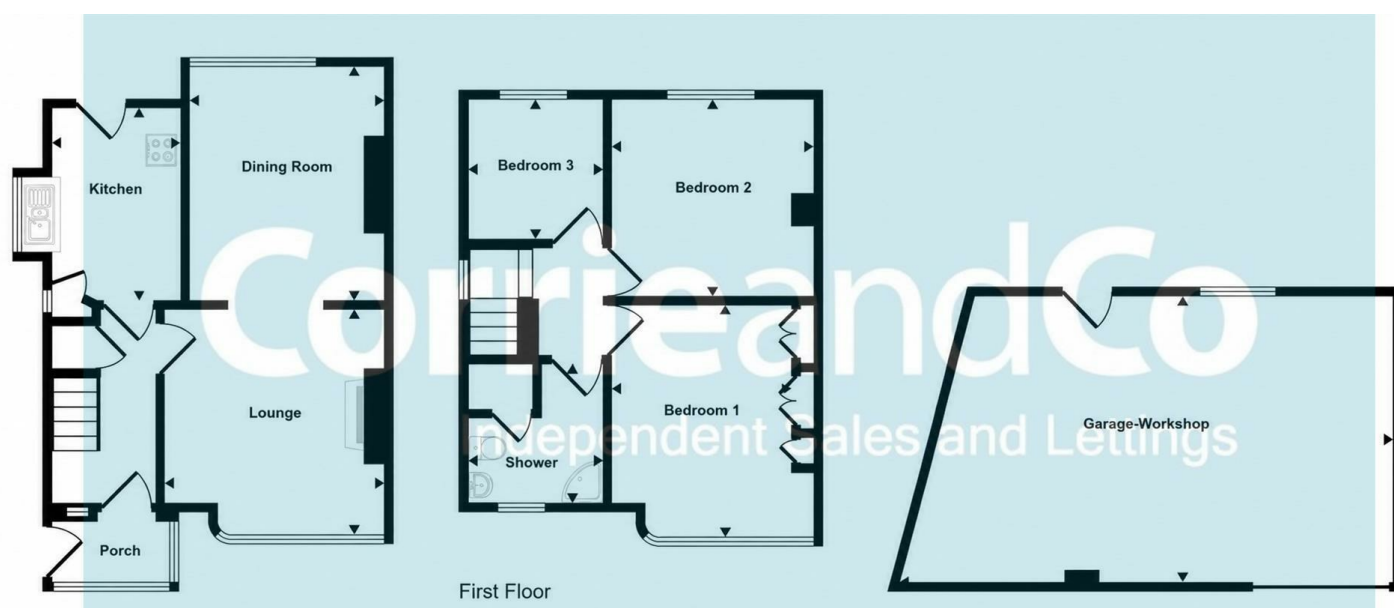
Road Map



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	