



## 54 Ainslie Street

Barrow-In-Furness, LA14 5BJ

Offers Over £199,950



# 54 Ainslie Street

## Barrow-In-Furness, LA14 5BJ

### Offers Over £199,950



**This well-presented mid-terrace home, set in a popular location, beautifully combines character features with modern finishes. Offering four versatile bedrooms, a bay-fronted lounge, spacious dining room, contemporary kitchen with integrated appliances, and a stylish family bathroom, the property is ideal for family living. Externally, a generous rear yard provides excellent outdoor space, completing this attractive and move-in-ready home.**

As you step inside, you are welcomed by a bright entrance hallway providing access to the staircase and the principal reception rooms.

Positioned to the front of the property, the elegant lounge features a beautiful bay window that fills the space with natural light, complimented by high ceilings, decorative coving, and soft cream carpeting. A stylish sliding barn-style door leads seamlessly through to the dining room, where oak-effect laminate flooring and a striking grey feature wall with picture rails create a contemporary yet characterful setting for entertaining.

From the dining room, you enter the spacious kitchen, thoughtfully designed with sleek grey flat-fronted base units and slate-effect work surfaces. A central breakfast bar offers both practicality and sociable seating, while a white subway-tiled splashback and vinyl tiled flooring add to the modern finish. Integrated appliances include an electric hob, double oven, and recessed spotlight lighting, ensuring both style and functionality.

To the rear of the property, a useful utility room provides additional storage and further practicality, completing the ground floor accommodation.

Ascending the tartan-carpeted staircase, the first floor reveals four well-proportioned bedrooms and a contemporary family bathroom. Bedroom One is a spacious double positioned to the front of the property, featuring a detailed feature wall and stylish grey carpeting. Bedroom Two is another generous double, beautifully presented with crisp white walls and soft cream/blend carpeting, offering a bright and airy feel. Bedroom Three is a comfortable and well-sized room, enhanced by a charming pink floral feature wall and fitted carpeting, ideal for a child's bedroom or guest room. Bedroom Four is situated to the rear and benefits from grey carpeting. Versatile in its use, it would make an ideal small double bedroom, home study, or nursery. Completing the first floor is the modern family bathroom, fitted with a sleek white suite comprising a vanity sink unit, WC, and an L-shaped bath with overhead shower attachment. The space is finished with contemporary grey tiled walls and patterned vinyl flooring, combining practicality with style.

To the rear is a generous sized private yard, ideal for outdoor seating.

#### Lounge

14'11" x 11'11" (4.56 x 3.65)

#### Dining Room

13'4" x 12'5" (4.08 x 3.80)

#### Kitchen

9'9" x 15'9" (2.98 x 4.81)

#### Utility

9'10" x 7'1" (3.00 x 2.18)

#### Bedroom One

12'2" x 12'11" (3.72 x 3.96)

#### Bedroom Two

12'6" x 10'7" (3.82 x 3.24)

#### Bedroom Three

9'1" x 6'11" (2.77 x 2.12)

#### Bedroom Four

9'10" x 7'2" (3.01 x 2.19)

#### Bathroom

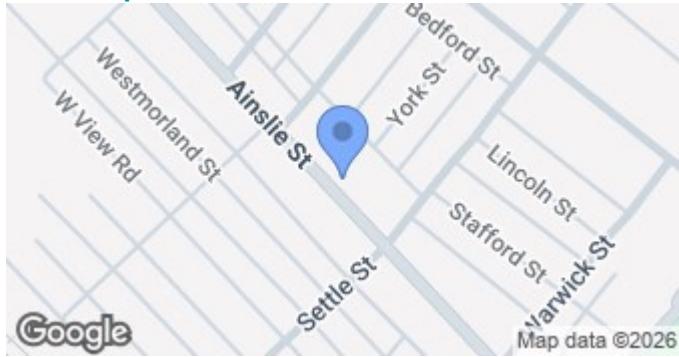
6'9" x 6'11" (2.08 x 2.11)



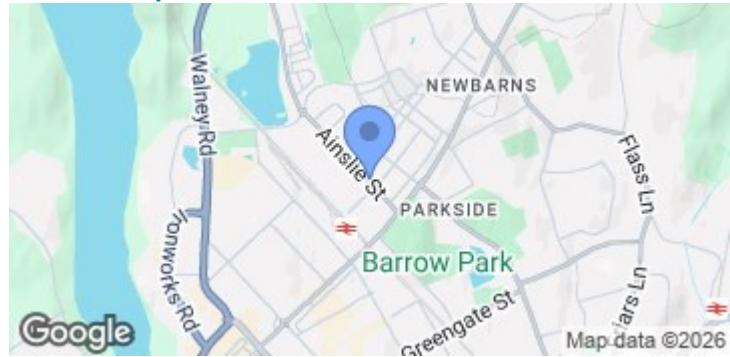
- Ideal Family Home
- Lovely Décor Throughout
  - Spacious Home
  - Double Glazing
- Private Yard To Rear
  - Four Bedrooms
  - Gas Central Heating
  - Council Tax Band - B



## 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 <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	