



## 32 Settle Street

Barrow-In-Furness, LA14 5HQ

Offers In The Region Of £130,000



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*A modern and contemporary home within a highly desirable residential area close to amenities, transport links and schools. The property has been lovingly renovated to a high standard and boasts quality finishes throughout. A spacious and sociable ground floor layout and good size yard make this an ideal home for a first time buyer or young family.*

The property has excellent kerb appeal and boasts a desirable forecourt and bay window. Upon entering the home you will find a hallway which leads to the lounge diner and staircase. The hall retains the original characterful plaster corbels and cornice. An oak door provides access to the lounge-diner which is a quality feature seen throughout the property. The reception areas are open via an angular archway with coordinating décor of soft beige plaster walls and plush carpeting. The kitchen has been fitted with a good range of deep blue shaker style wall and base cabinets with stainless steel handles and complimentary grey marble effect work surfaces and subway tile backsplash. The integrated appliances include an electric single oven, induction four ring hob, cooker hood and fridge freezer. The freestanding washing machine can be included in the sale.

To the first floor a gallery landing leads to both bedrooms and the family bathroom. The master bedroom is of a generous size with neutral décor, carpeting and twin front facing windows. The second bedroom is also of a good size with coordinating décor. The family bathroom is well proportioned with full stone style low maintenance cladding to the walls, recessed spot lighting and ample storage. The three piece suite comprises of a bath with shower attachment and oatmeal shade high gloss vanity basin and contemporary WC.

To the rear of the property is a good size 'L' shaped yard with space for outdoor seating and entertaining.

### Lounge-Diner

25'11" x 10'4" (7.90 x 3.17 )

### Kitchen

8'5" x 7'6" (2.58 x 2.31 )

### Bedroom One

13'3" max x 9'10" (4.06 max x 3.00)

### Bedroom Two

8'1" x 12'11" (2.48 x 3.96 )

### Bathroom

8'7" x 7'0" (2.62 x 2.15 )

### DISCLOSURE

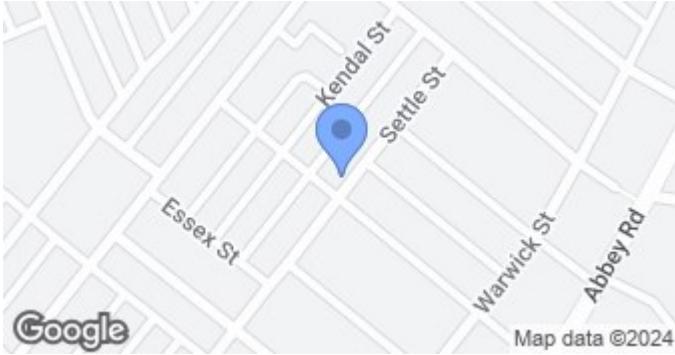
The owner of this property is a member of staff at Corrie and Co.



- Desirable Location
- High Ceilings
- Bay Window
- Good Transport Links
- Gas Central Heating
- Forecourted Terrace
- Modern Finishes
- Close to Amenities
- Double Glazing
- Council Tax Band - A



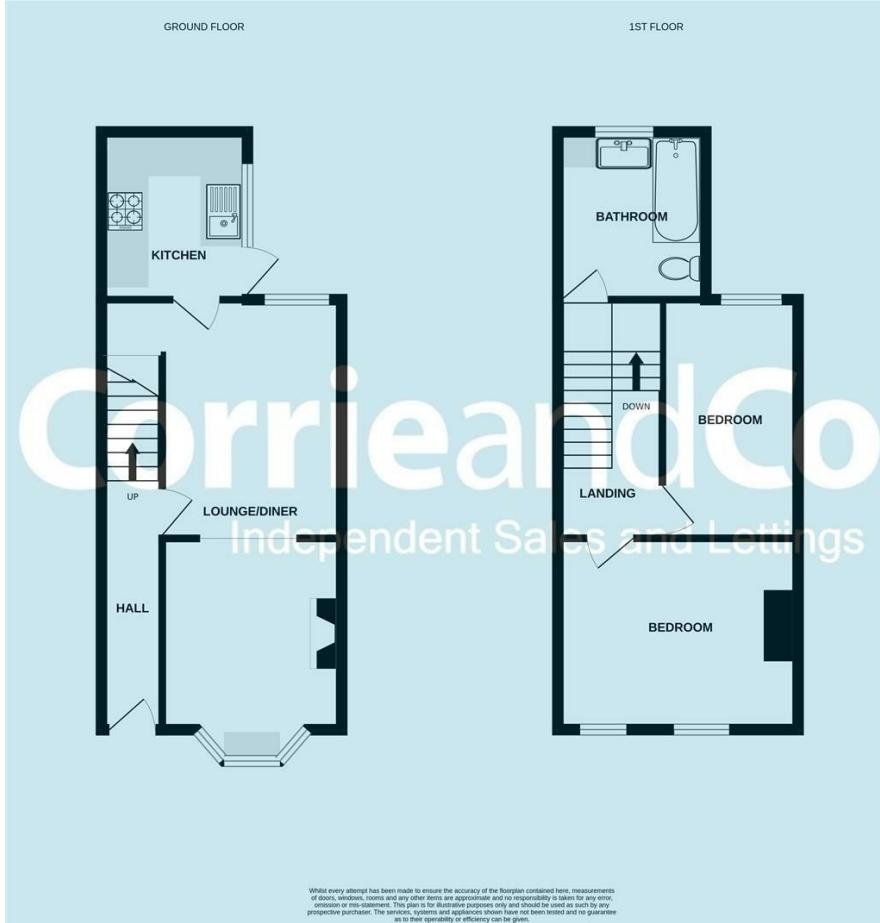
## Road Map



## 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	