



## 126 Hartington Street

Barrow-In-Furness, LA14 5TW

Offers In The Region Of £169,950



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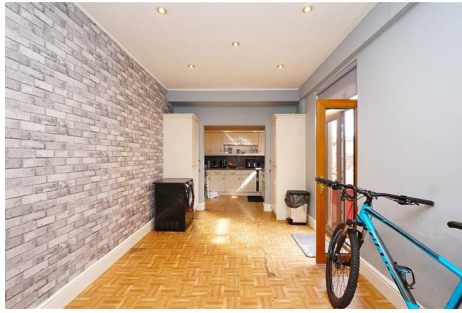




# 126 Hartington Street

Barrow-In-Furness, LA14 5TW

## Offers In The Region Of £169,950



*This delightful terraced house presents an excellent opportunity for families and first-time buyers alike. With its inviting décor and well-proportioned interiors, this property is sure to capture your heart. The house boasts three comfortable bedrooms, providing ample space for family members or guests whilst the layout ensures that everyone can enjoy their own personal space while still being part of the home.*

Step through the front gate and you're welcomed by a forecourt garden and patio area—an ideal spot to enjoy a morning coffee or tend to potted plants. As you enter the home, a tiled hallway greets you, offering a practical and stylish solution for muddy boots and rainy days.

To your right, the lounge unfolds with warmth and elegance. Bay windows invite in natural light, creating a bright and inviting space to relax or entertain. Double doors offer the flexibility to open the room into a larger social space or close it off for a cosy, more intimate feel.

Continuing through, a generous kitchen area with plenty of space for a family dining table. With an abundance of cupboard storage and worktop surfaces, it's both functional and welcoming. From here, step out into the rear yard: low maintenance and full of potential, whether you dream of an urban garden or a quiet outdoor retreat.

Upstairs, the home continues to impress with three well-proportioned bedrooms, each offering comfort and versatility for family life, guests, or even a home office. The family bathroom completes the upstairs with all the essentials for busy mornings and relaxing evenings.

### Entrance Hall

extends to 9'4" (extends to 2.86m)

### Reception One

12'3" x 11'6" (3.74 x 3.53)

### Reception Two

12'2" x 12'0" (3.73 x 3.67)

### Reception Three

15'11" x 9'6" (4.87 x 2.90 )

### Kitchen

6'9" x 9'5" (2.07 x 2.88)

### First Floor Landing

extends to 18'11" (extends to 5.79m)

### Bedroom One

12'4" x 15'5" (3.76 x 4.70)

### Bedroom Two

12'3" x 9'11" (3.74 x 3.04)

### Bedroom Three

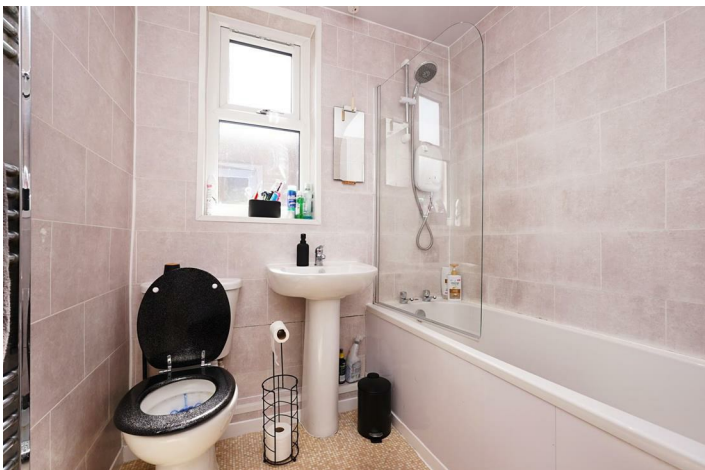
8'6" x 9'6" (2.6 x 2.9)

### Bathroom

6'2" x 6'6" (1.89 x 2.00)

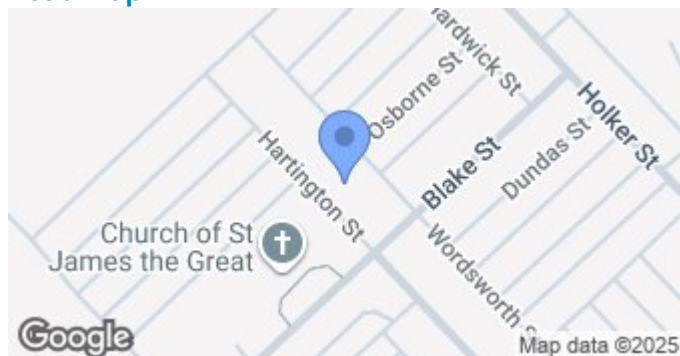


- Close to Local Amenities
- 3 Spacious Bedrooms
- Large Kitchen Dining Space
- Gas Central Heating
- Rear Yard Space
- Local Transport Links
- Council Tax - A
- EPC -

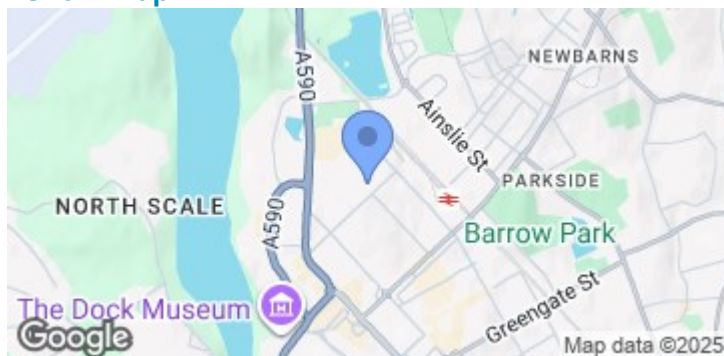




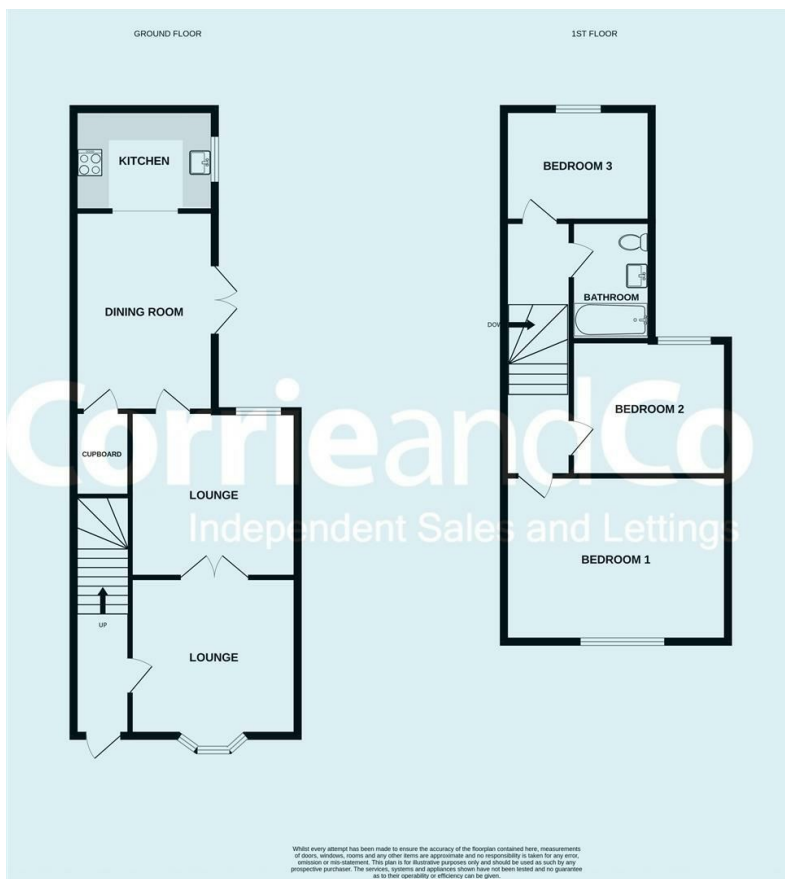
## Road Map



## 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
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