



## 6 Marine Terrace

Barrow-In-Furness, LA13 0QQ

Offers In The Region Of £250,000



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# 6 Marine Terrace

Barrow-In-Furness, LA13 0QQ

## Offers In The Region Of £250,000



*This two bedroom terrace property is ideally located in a highly sought-after area, appealing to a variety of buyers. The home has been upgraded to a high standard, demonstrating a commitment to quality with no expense spared. It boasts stunning views that add to its allure. Additionally, this property features the added advantage of a detached double garage and workshop, providing ample space for vehicles and hobbies. This residence combines luxury, functionality, and scenic beauty, making it an exceptional choice for buyers.*

As you enter the property you arrive into the lounge which is a spacious, light and airy room. It has been neutrally decorated and fitted with painted walls, wood effect laminate flooring and LED modern lighting. The room also boasts a large window providing an amazing outlook of Piel Island. The kitchen has been fitted with top of the range Hughes cream gloss handleless wall and base units with quartz work surfaces. All of the integrated appliances are Siemens and include a double oven, dishwasher, induction hob and an extractor fan. There is also a porch to the rear of the property which has also been fitted with matching Hughes cupboards. The property has been upgraded throughout with LED modern lighting, the flooring is all luxury vinyl tiles and the whole of the house has been sound proofed with an inch of soundproofing to the walls with plasterboard over the top.

The solid oak staircase with glass balustrades provides access to the first floor. The first bedroom is situated to the front aspect of the property and boasts a large window which provides stunning views across the Irish sea. The room has also been fitted with Hughes furniture. The second bedroom has been neutrally decorated with painted walls and wood effect flooring. There is also a glass balustrade. The bathroom has been fitted by Waterworks with a three-piece suite comprising of a WC vanity with sink and a bath with an over bath thermostatic rainfall shower attachment. There is a further staircase which provides access to the developed loft area which is versatile for use and a great addition to the property and has been fitted with a Velux window.

To the rear of the property there is a detached double garage and workshop which has electric and water supplies. The garage can also fit up to three cars in it.

### Lounge

23'8" x 11'7" (7.23 x 3.55 )

### Kitchen

12'0" x 6'11" (3.66 x 2.11 )

### Rear Porch

### Bedroom One

11'11" x 8'10" (3.65 x 2.70 )

### Bedroom Two

8'3" x 11'8" (2.54 x 3.57 )

### Bathroom

6'3" x 6'9" (1.92 x 2.06 )

### Loft Room

11'8" x 10'11" (3.56 x 3.35)

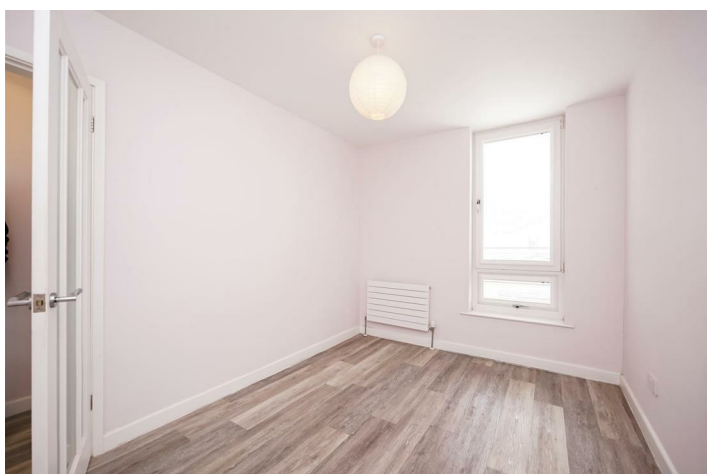
### Detached Double Garage & Workshop

18'3" x 24'5" (5.57 x 7.46 )





- Ideal for a Range of Buyers
  - Stunning Views
- Large Detached Garage & Workshop
  - Close to Amenities
  - Double Glazing
- Sought After Location
- Modern Decor Throughout
  - No Onward Chain
  - Gas Central Heating
  - Council Tax Band - A



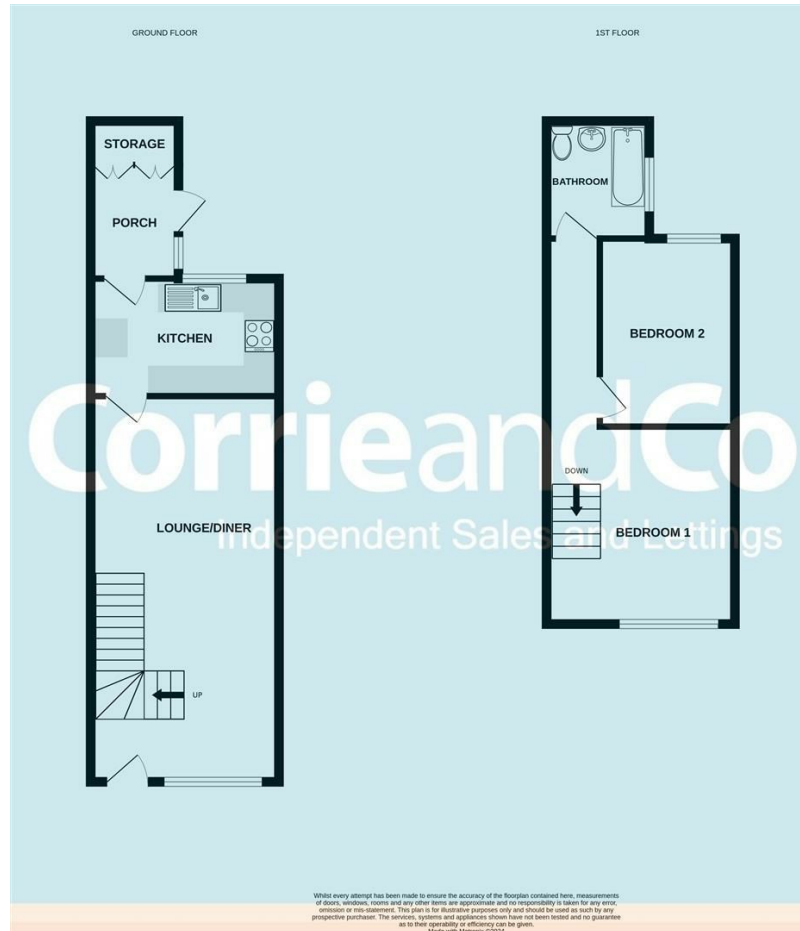
## Road Map



## 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) <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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		