

# CorrieandCo

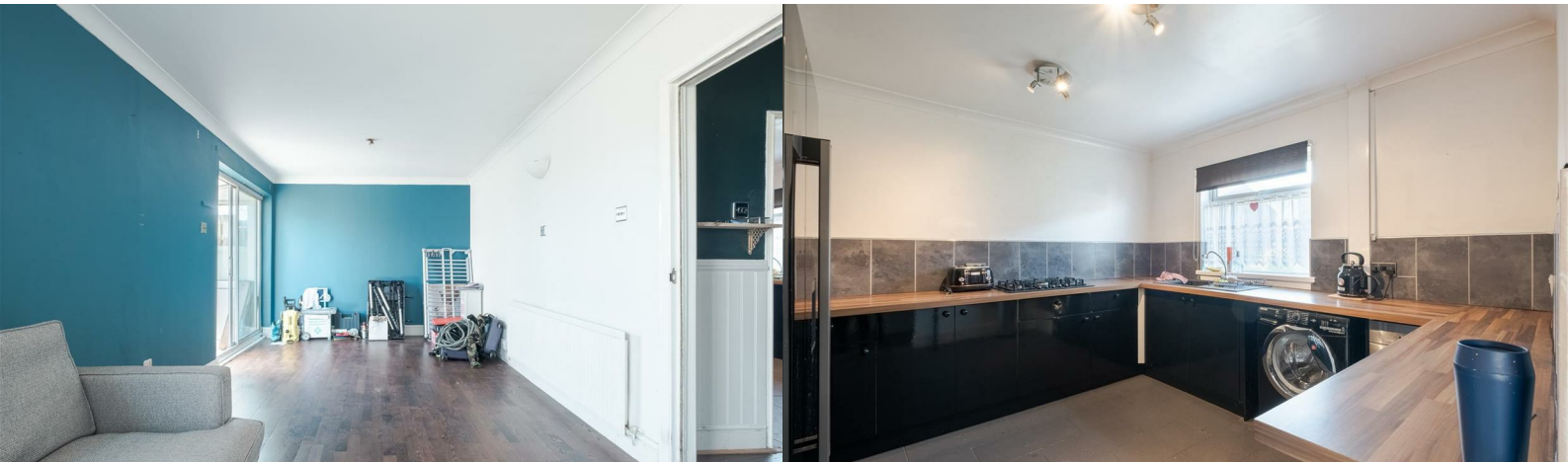
INDEPENDENT SALES & LETTING AGENTS



## 12 Longmynd Avenue

Barrow-In-Furness, LA14 5BW

Offers In The Region Of £125,000



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## Offers In The Region Of £125,000



***A well-presented mid-terrace property offered with no onward chain, ideal for a variety of buyers including first-time purchasers, families, or investors. Conveniently located close to local amenities, the home benefits from three well-proportioned bedrooms and a rear garden, providing a comfortable and practical living space.***

Upon entering, you are welcomed into a neutrally decorated hallway providing access to the lounge, kitchen, and stairs to the first floor. The lounge is positioned to the rear of the property and is a generously sized space, featuring sliding patio doors that open onto the garden, allowing for plenty of natural light. Laminate flooring flows seamlessly from the hallway into this room, enhancing the sense of continuity. The kitchen is located at the front of the property and is fitted with tiled flooring, black gloss base units, and complimentary wood-effect laminate work surfaces. It also benefits from an integrated four-ring gas hob and single oven, with ample space for additional freestanding appliances.

Upstairs, the carpeted landing leads to three bedrooms and the family bathroom. Bedrooms one and two are both spacious doubles with carpeting, while bedroom three is a well-proportioned single, ideal as a child's room, guest room, or home office. The bathroom is fitted with a three-piece white suite comprising a bath, WC, and pedestal sink, with cladded walls for ease of maintenance.

Externally, the rear garden features a curved pathway leading to a lawned area and a decking space, providing a pleasant setting for outdoor relaxation or entertaining.

### Reception

9'10" x 21'8" (3.00 x 6.61 )

### Kitchen

10'7" x 11'5" (3.24 x 3.50 )

### Bedroom One

14'2" x 10'9" (4.32 x 3.30)

### Bedroom Two

11'6" x 9'10" (3.53 x 3.01 )

### Bedroom Three

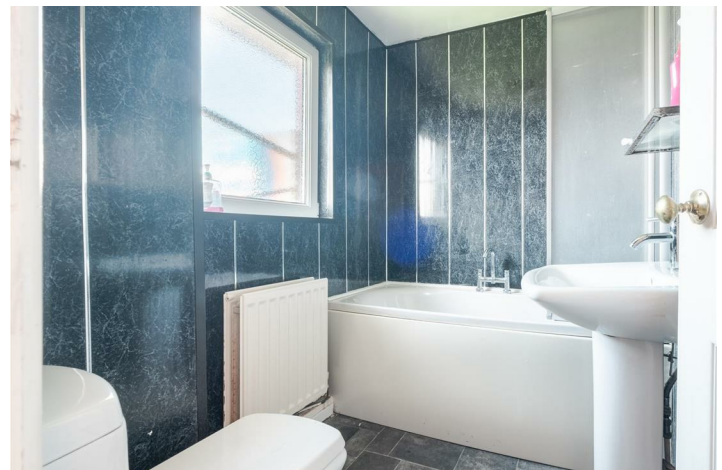
10'9" x 7'4" (3.29 x 2.26 )

### Bathroom

7'1" x 5'4" (2.16 x 1.64)



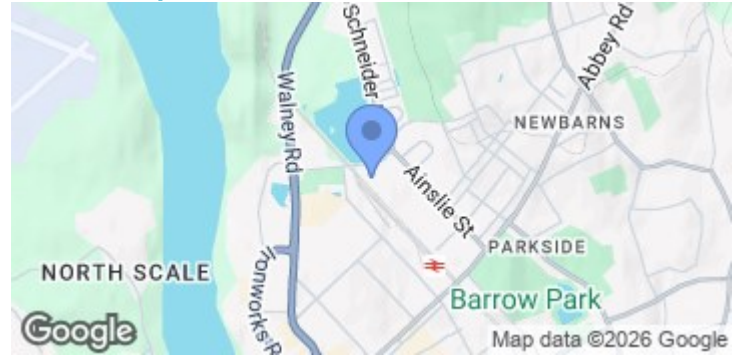
- No Onward Chain
- Close To Local Amenities
  - Three Bedrooms
  - Gas Central Heating
- Ideal For A Range Of Buyers
  - Garden To Rear
  - Council Tax Band - A
  - Double Glazing



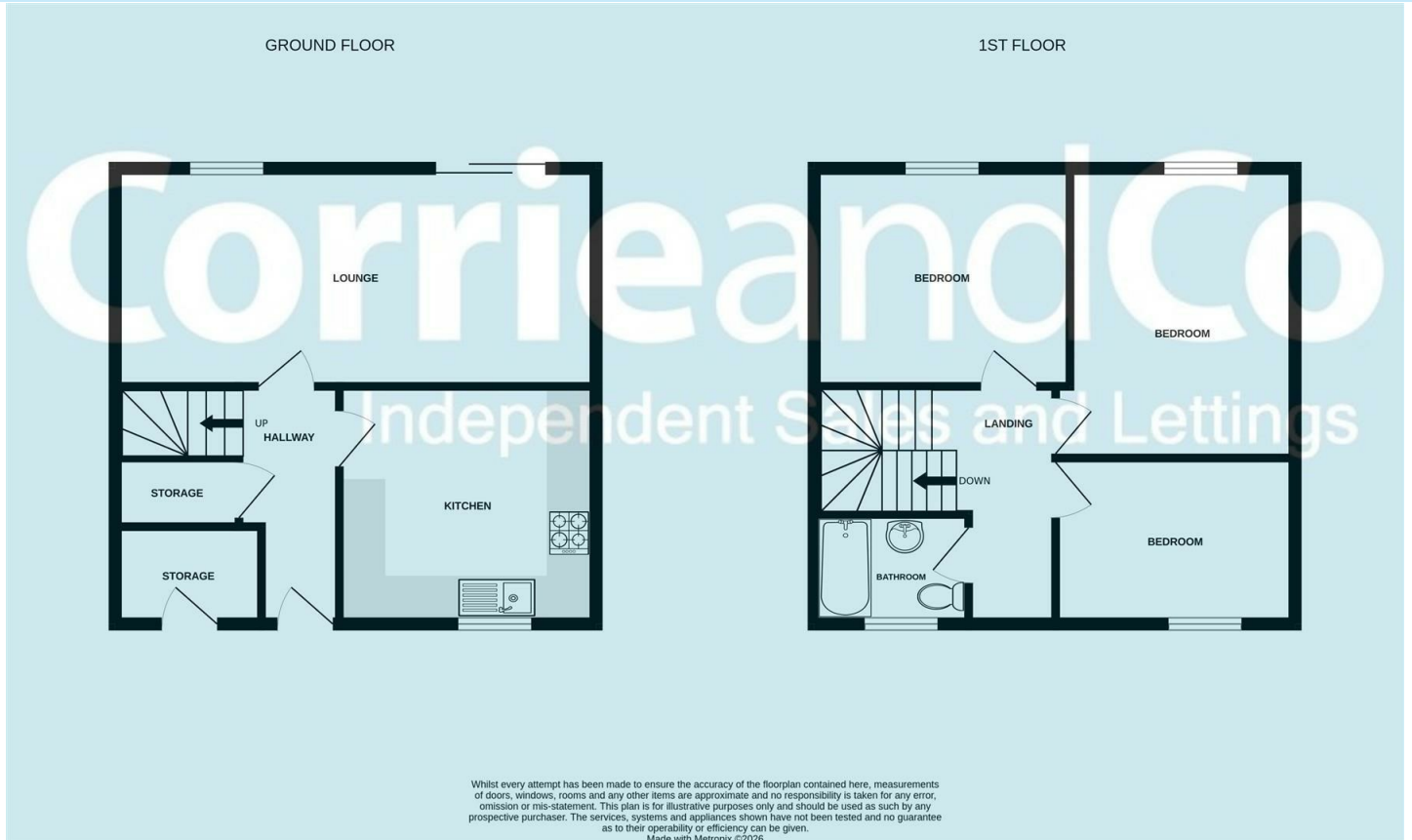
## Road Map



## 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                             |   | 74                      | 84        |
|   |   | EU Directive 2002/91/EC |           |