



26 St. Vincent Street

Barrow-In-Furness, LA14 2NR

Offers In The Region Of £95,000



3



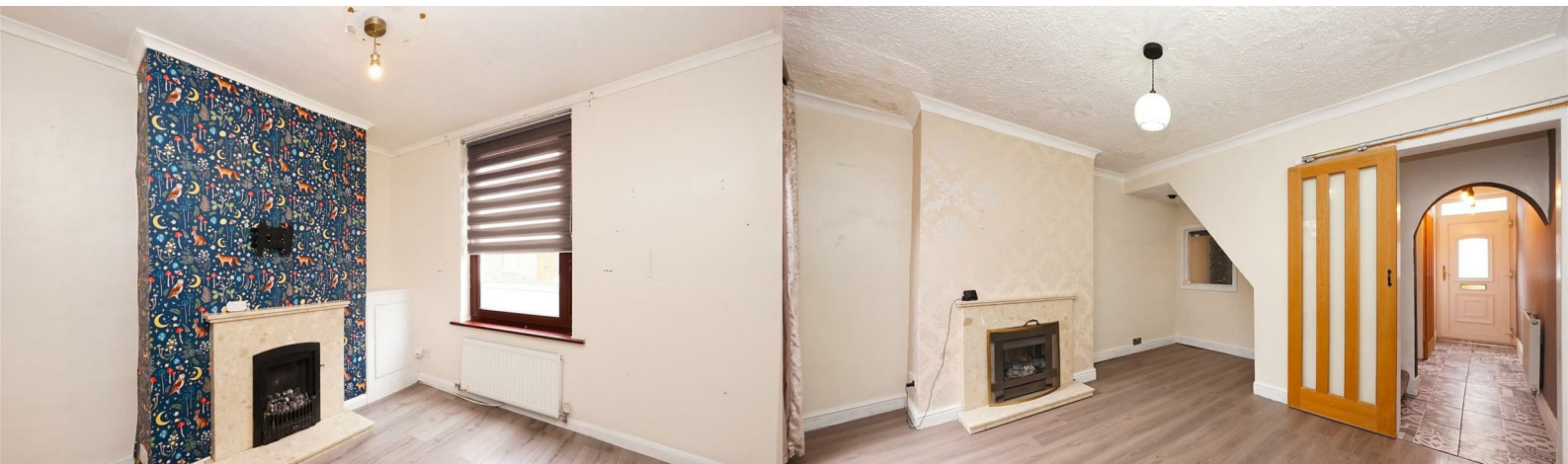
1



2



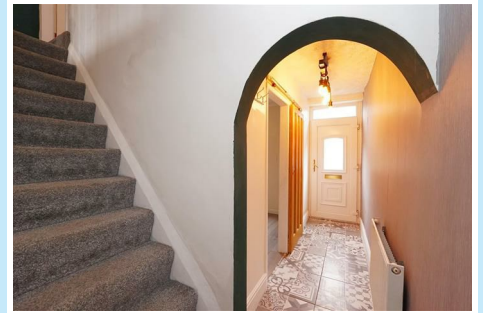
D



26 St. Vincent Street

Barrow-In-Furness, LA14 2NR

Offers In The Region Of £95,000



This well-presented three-bedroom terraced home is ideally located close to local amenities, offering convenience and practicality. Featuring neutral décor throughout, the property is ready to move into and is offered with no onward chain, making it an ideal choice for first-time buyers, investors, or growing families. The home also benefits from a private rear yard and spacious living accommodation, appealing to a wide range of buyers.

As you enter the property you arrive into the hallway which provides access to both reception rooms and the staircase. The first reception room has been neutrally decorated with a feature wall. The room also boasts covings and a feature fireplace. The second reception room is a generous size and has been tastefully decorated and fitted with grey wood effect flooring. The room also boasts a feature fireplace and covings and provides access to the kitchen. The kitchen has been fitted with olive green shaker style wall and base units and wood effect work surfaces. The integrated appliances include a single oven and induction hob.

To the first floor there are two bedrooms and a bathroom. The first bedroom is situated to the front aspect of the property and is a generously sized room which has been tastefully decorated and fitted with carpeting. The second bedroom has been neutrally decorated and fitted with carpeting. The bathroom has been fitted with a three piece suite comprising of a WC, vanity sink and a bath with an over bath shower attachment. The third bedroom is situated to the second floor and is a generously sized room with a velux window.

To the rear of the property there is a yard ideal for outdoor seating and entertainment. There also is a store ideal for additional storage.

Reception One

9'1" x 9'8" (2.79 x 2.96)

Reception Two

12'5" x 9'11" (3.80 x 3.04)

Kitchen

6'5" x 8'5" (1.98 x 2.57)

Bedroom One

12'7" x 9'8" (3.86 x 2.95)

Bedroom Two

8'0" x 7'3" (2.46 x 2.22)

Bedroom Three

11'6" x 16'0" (3.52 x 4.89)

Bathroom

7'9" x 5'0" (2.37 x 1.53)



- No Onward Chain
- Ideal For First Time Buyers
- Ready To Move Into
- Double Glazing
- Close To Amenities
- Three Bedrooms
- Gas Central Heating
- Council Tax Band - A



The floor plan is divided into three sections: GROUND FLOOR, 1ST FLOOR, and 2ND FLOOR.

GROUND FLOOR: Features a large front-facing area with 'RECEPTION 1' and an 'ENTRANCE HALL'. A staircase leads 'UP' to the first floor. The rear section contains 'RECEPTION 2' and a 'KITCHEN' with a sink and stove.

1ST FLOOR: Includes 'BEDROOM 1' at the front, a 'LANDING' with two 'DOWN' arrows, 'BEDROOM 2' at the rear, and a 'BATHROOM' with a bathtub and toilet. A 'STORAGE' area is located near the landing.

2ND FLOOR: Consists of 'BEDROOM 3' and two 'EAVES STORAGE' areas, one at the front and one at the rear. A staircase leads 'DOWN' to the first floor.

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN.

Middleton & Partners LTD

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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		EU Directive 2002/95/EC 	

