



## 22 Manchester Street

Barrow-In-Furness, LA14 1QR

Offers In The Region Of £75,000



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*Located in a popular central location close to all local amenities and Barrow town centre, this end of terraced home offers an excellent investment opportunity. Briefly comprising two open plan reception rooms, kitchen diner, three bedrooms and family bathroom, this home would suit a buy to let investor or first time buyer. Offered with vacant possession and no onward chain.*

### Reception One

10'11" x 13'7" (3.33 x 4.16 )

### Reception Two

10'3" x 12'1" (3.13 x 3.70 )

### Kitchen Diner

21'11" x 7'7" (6.70 x 2.32 )

### Bedroom One

13'9" x 11'0" (4.21 x 3.36 )

### Bedroom Two

8'0" x 12'2" (2.45 x 3.73 )

### Bedroom Three

10'5" x 12'3" (3.20 x 3.75 )

### Bathroom

9'11" x 7'8" (3.04 x 2.36 )

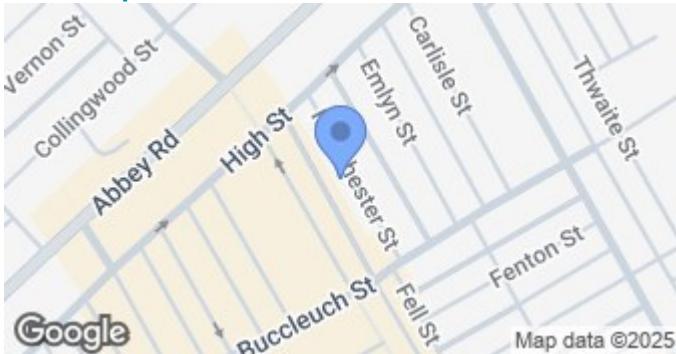




- Town Centre Location
- Good Size Rooms
- In Need of Modernisation
- Council Tax Band - A
- Part Double Glazed
- Open Layout
- Close to Amenities
- Gas Central Heating



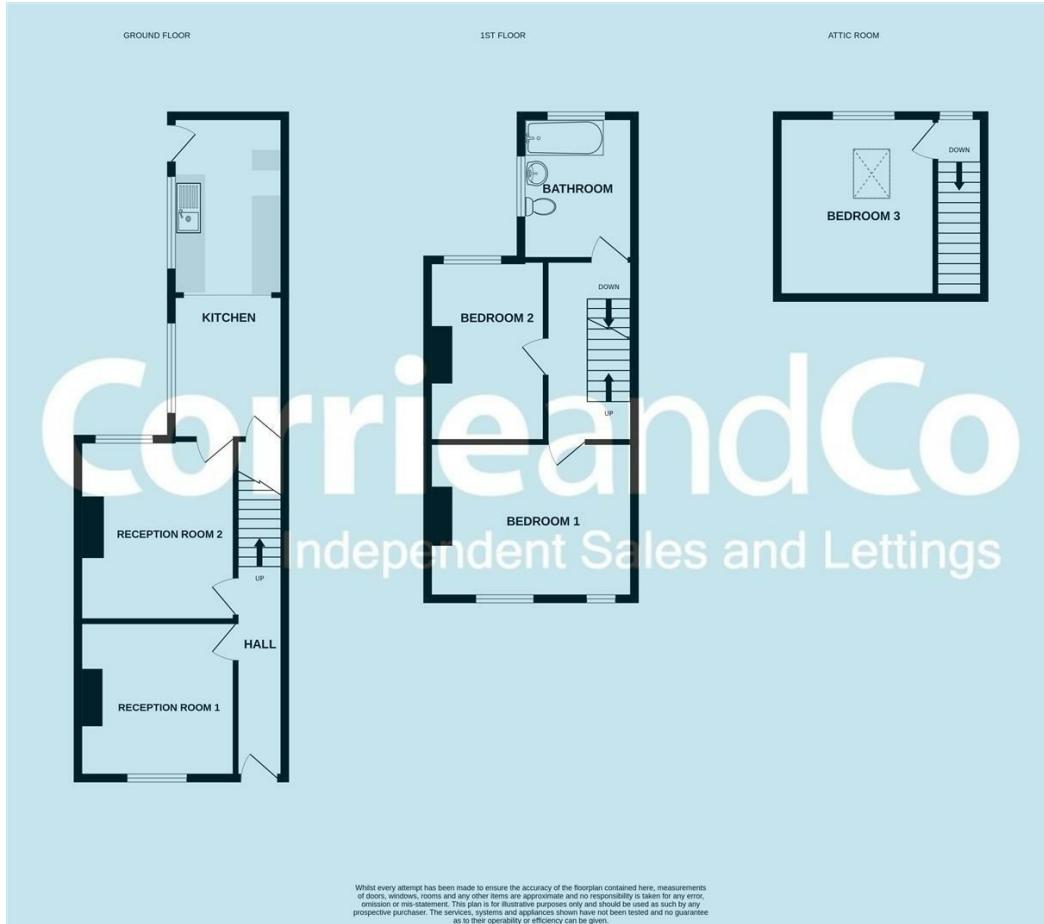
## Road Map



## 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<br>(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<br>(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 |           |