

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



26 Prospect Road

Barrow-In-Furness, LA13 9HZ

Offers In The Region Of £260,000



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An excellent opportunity to purchase this semi detached three bedroom property situated in a highly desirable location. The property offers an excellent opportunity for a wide range of buyers, the property benefits from off road parking, gardens to the front and rear and a detached garage to the rear. The property has great size rooms through out with a separate W/C making it convenient for families and visitors. Available with no onward chain.

This attractive three-bedroom semi-detached home offers spacious and well-balanced accommodation throughout, ideal for families, first-time buyers or buyers looking for a property with further potential. Entering through the front door, you are welcomed into a spacious central entrance hall with stairs leading to the first floor and access to the ground floor rooms.

To the front of the property is a bright and comfortable lounge featuring a bay window which allows plenty of natural light and creates an inviting main living space with ample room for sofas and additional furnishings. This room has been decorated with pale blue walls and carpet. To the rear is a generously sized dining room overlooking the garden, providing an excellent space for family meals and entertaining, with potential for open-plan living if desired. There is a gas fire to the centre of room.

The kitchen is positioned to the side of the property in a practical galley-style layout with multiple windows creating a light and airy feel. There are traditional white base and wall units with white laminate work tops. The kitchen provides ample space for storage.

Upstairs, the first-floor landing leads to three bedrooms, bedroom one is positioned to the front and benefits from a bay-style window and fitted wardrobes, comfortably accommodating a large bed and additional furniture. The second bedroom is another well-proportioned double room overlooking the rear aspect, while the third bedroom would work equally well as a child's room, nursery or home office.

The bathroom and WC are currently arranged separately, offering additional convenience for family living. The main bathroom has a pedestal sink, bidet and bath with the main toilet next door. Both rooms have white décor. Externally, the property also benefits from a substantial detached garage/outbuilding offering excellent storage, workshop potential.

Reception One

11'3" x 14'10" max (3.44 x 4.53 max)

Reception Two

11'4" x 15'3" max (3.46 x 4.67 max)

Kitchen Diner

8'7" max 6'4" min x 18'0" (2.63 max 1.94 min x 5.51)

WC

2'5" x 4'5" (0.76 x 1.35)

Bedroom One

11'0" x 14'11" (3.36 x 4.56)

Bedroom Two

10'8" x 13'1" (3.26 x 4.01)

Bedroom Three

7'1" x 6'10" (2.17 x 2.09)

Bathroom

7'1" x 6'8" (2.17 x 2.05)

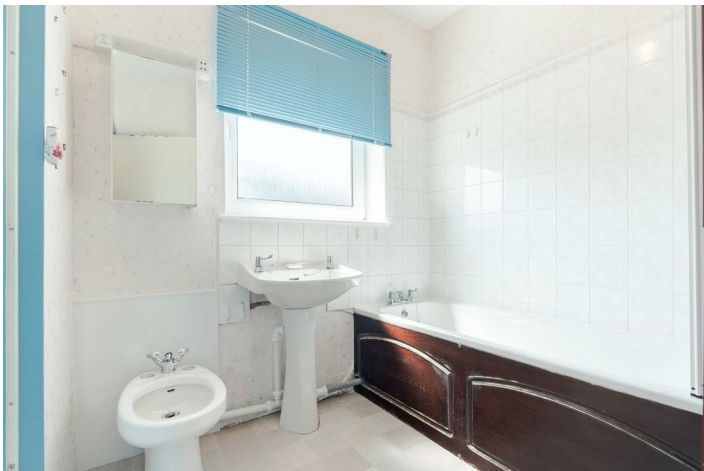
Garage

16'9" x 13'0" (5.13 x 3.97)

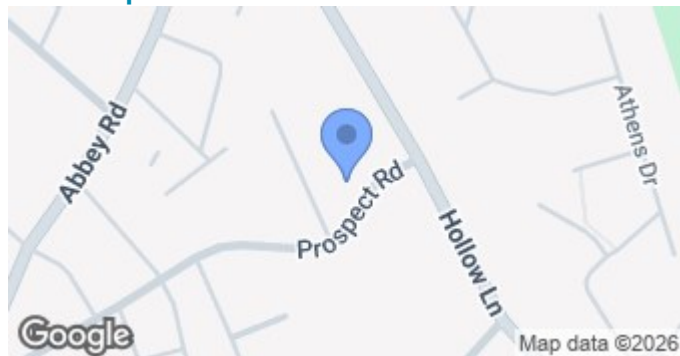


- Semi - Detached
- Desirable Location
- Off Road Parking
 - Separate W/C
- Council Tax Band - C

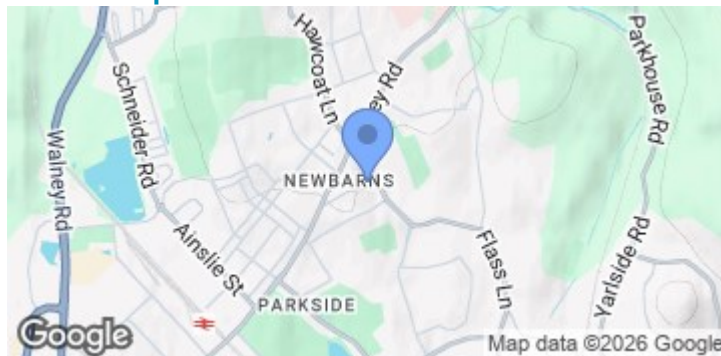
- Three Bedrooms
- Garden To The Front And Rear
 - No Chain
 - Large Rooms
 - Detached Garage



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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		EU Directive 2002/91/EC	