



## 22 Furnace Place

Askam-In-Furness, LA16 7BU

Offers In The Region Of £145,000



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# 22 Furnace Place

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## Offers In The Region Of £145,000



***This beautifully presented two bedroom terraced home is perfect for first-time buyers. The property offers a warm and welcoming feel from the moment you step inside. Outside, you'll find a private rear yard—ideal for relaxing or entertaining. Conveniently located with local amenities and transport links nearby, this charming home is ready to move into.***

Upon entering this mid-terrace property, you arrive into a neutrally decorated hallway giving access to the lounge and the stairs leading to the first floor. The lounge has been decorated with neutral carpeting and walls, with pops of sage green along the feature wall, and a set of French doors which separate the dining room, and in there you will find an electric fire to the centre. From the lounge you can access the kitchen, which has been fitted with a good range of grey gloss wall and base units with brushed silver hardware, featuring solid wood worktops and a white subway tile splash back, with integrated appliances such as a double oven, a five ring gas hob, and a stainless steel extractor fan, and ample space for free standing appliances. There is a fully glazed kitchen door that leads into the private rear yard, which offers plenty of natural light to flow through.

Leading up the carpeted stairs to the landing, boasting spot lights and oak doors, you will have access to two double bedrooms and a family sized bathroom. The first double bedroom is situated to the front aspect of the property, decorated with grey carpeting, and a deep teal feature wall featuring fitted wardrobes. The second double bedroom is situated at the rear and has been decorated with carpeting and offers good space. The four piece bathroom comprises of a bath, a vanity basin, a WC and a separate shower enclosure and has been decorated with tiled floors and walls.

Externally you will find a good sized patio yard ideal for outdoor seating and relaxation.

### Lounge

10'8" x 12'0" (3.26 x 3.66 )

### Dining Room

11'2" x 12'6" (3.41 x 3.82 )

### Kitchen

13'9" x 8'2" (4.20 x 2.50)

### Bedroom One

12'1" x 14'9" (3.69 x 4.50 )

### Bedroom Two

8'4" x 12'9" (2.56 x 3.90 )

### Bathroom

8'8" x 4'9" (2.66 x 1.46 )





- Ideal For First Time Buyers
  - Two Reception Rooms
  - Lovely Decor Throughout
    - Double Glazing
- Well Maintained Yard To Rear
  - Four Piece Bathroom
  - Council Tax Band - A
  - Gas Central Heating

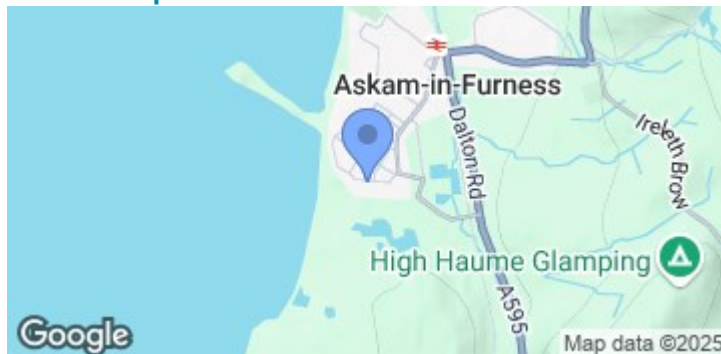




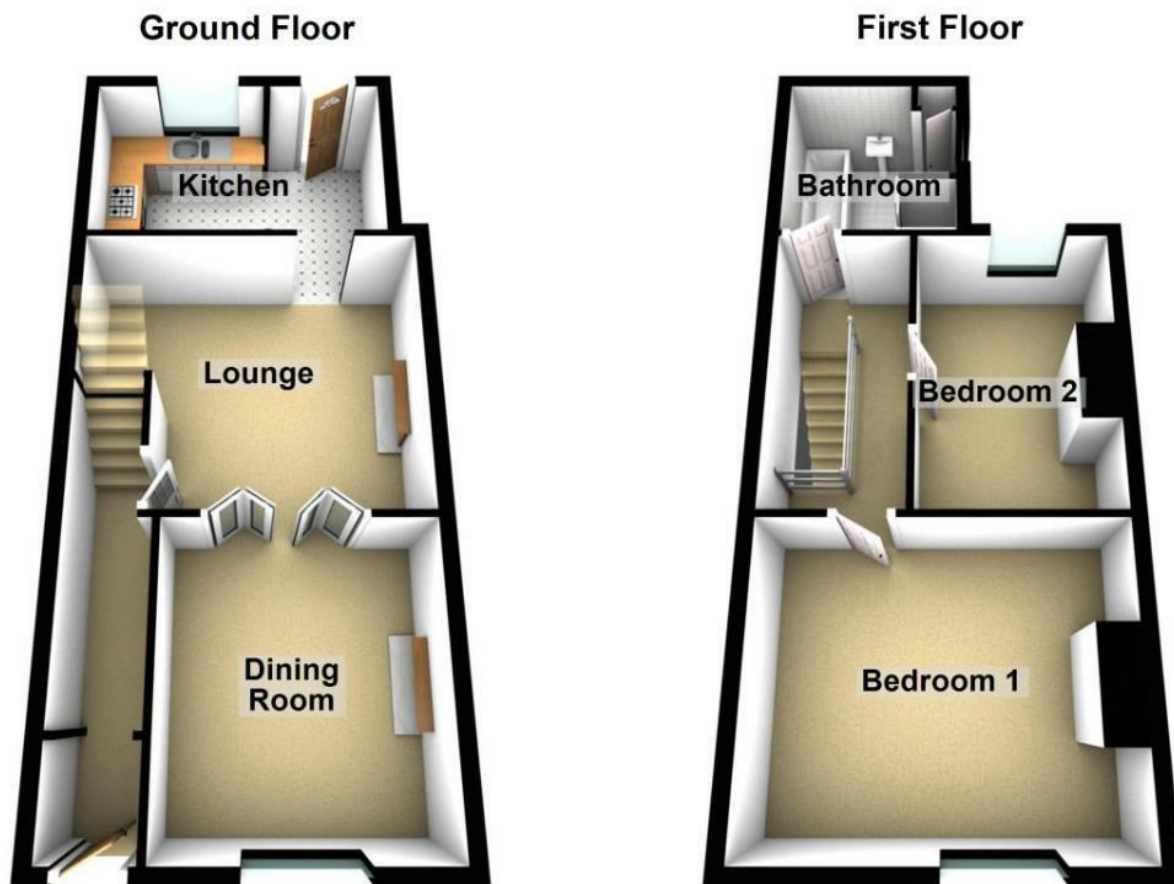
## Road Map



## 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		
(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>		
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