



## 56 Vernon Street

Barrow-In-Furness, LA14 5SU

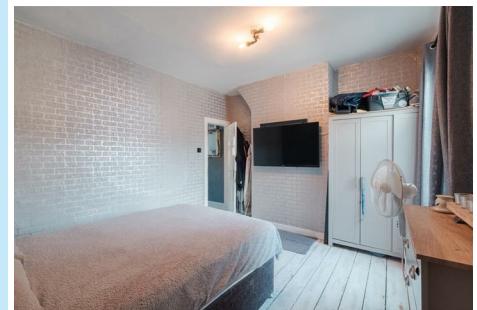
Offers Over £90,000



# 56 Vernon Street

## Barrow-In-Furness, LA14 5SU

### Offers Over £90,000



**A well-presented two-bedroom terraced home ideally located close to the town centre, offering convenient access to local shops, amenities, and transport links. This attractive property is ready to move into and would make an excellent choice for first-time buyers or investors alike. The accommodation is well laid out and benefits from a comfortable living space, a kitchen, and two good-sized bedrooms, making it a practical and welcoming home.**

As you enter the property, you arrive into the open plan lounge diner area, which is a generous sized space with grey carpets and neutral walls, and features exposed beams and brick, creating a cosy cottage feel. The log fire sits towards the rear of the lounge diner, with a brick fire surround. You can gain access to the first floor and the kitchen. The kitchen sits towards the rear of the property and has been fitted with grey gloss wall and base units, with complimentary wood effect laminate work surfaces, and ample space for free standing appliances.

To the first floor you will find two double bedrooms and a bathroom. Bedroom one sits to the rear of the property, boasting rustic white painted wood flooring. There is access to the bathroom from here, which comprises of a pedestal sink, a WC and a bath with an over head shower attachment. Bedroom two is another generous double sized room, situated to the front aspect of the property and is decorated with grey carpeting.

To the rear is a private yard ideal for outdoor seating.

#### Reception

23'11" x 12'6" (7.30 x 3.83 )

#### Kitchen

6'3" x 15'2" (1.92 x 4.63 )

#### Bedroom One

10'11" x 11'4" (3.34 x 3.46 )

#### Bedroom Two

9'2" x 8'5" min 12'7" max (2.81 x 2.59  
min 3.85 max )

#### Bathroom

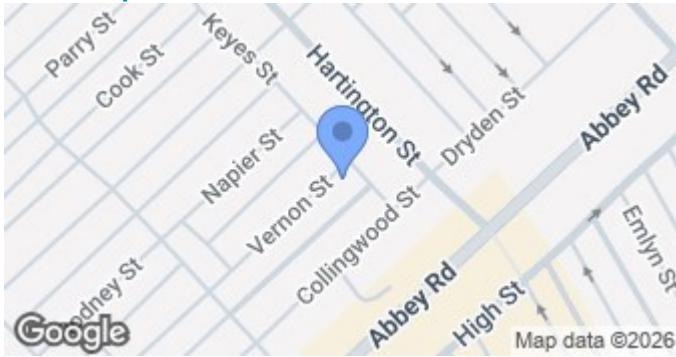
8'3" x 6'3" (2.52 x 1.91 )



- Ideal For First Time Buyers
- Yard To Rear
- Close To Local Amenities
- Gas Central Heating
- Two Bedrooms
- Ready To Move Into
- Double Glazing
- Council Tax Band - A



## 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		EU Directive 2002/91/EC	