

# CorrieandCo

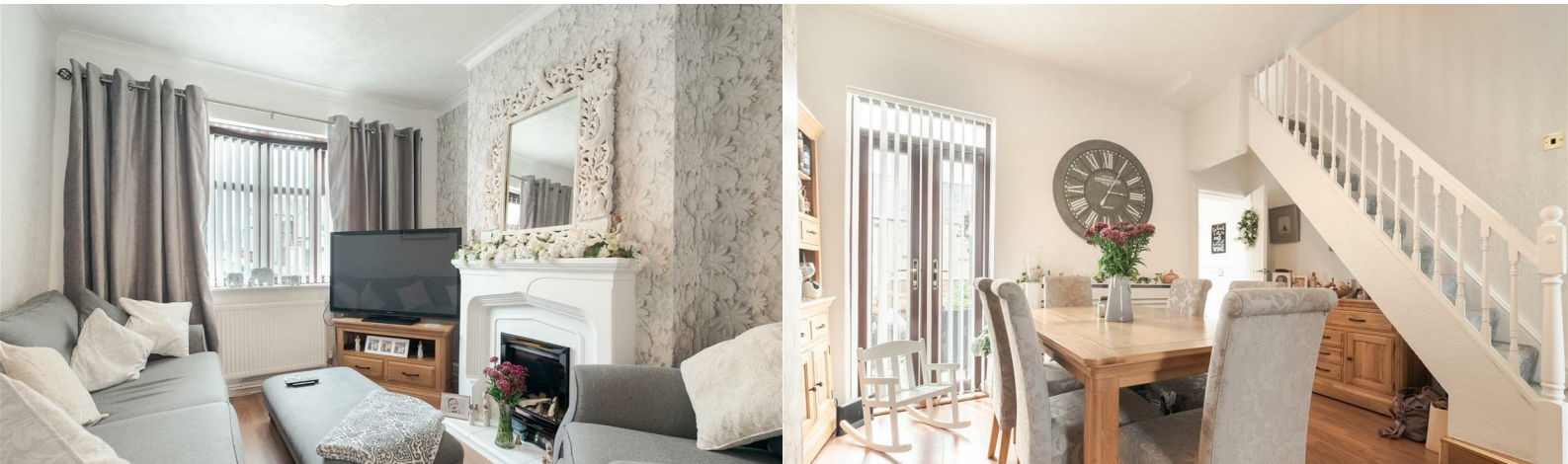
INDEPENDENT SALES & LETTING AGENTS



## 26 Highfield Road

Barrow-In-Furness, LA14 5PA

Offers In The Region Of £155,000



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*Welcome to this well-presented three bedroom mid-terrace home offering a spacious lounge, a separate dining room, and a fitted kitchen and bathroom. Located close to local transport links, schools, walks and parks. Externally, the property benefits from a private rear yard and useful storage space. The property benefits from desirable features and suits a wide range of buyers including families or investors.*

The property benefits from a small forecourt which helps ease the transition from the bustle of the outside world to a cosy home to make your own. Entering the property through the front door you step into a welcoming hallway which leads into a spacious lounge. The lounge features laminate flooring, a large bay window and a gas fireplace acting as a cosy focal point for the room. The adjoining dining room also benefits from laminate flooring and provides ample space for the family to dine together. Also located in the dining room is a set of French doors leading into the rear external yard. At the rear of the property is the fitted kitchen, complete with ample spacing provided by cabinets and laminate worktops. Beyond the kitchen is the family bathroom, comprising of a bath, WC and washbasin.

The stairs rise from the ground floor entrance hallway to the first-floor landing. From here, access to three well-proportioned bedrooms and a useful storage cupboard. Externally, the property benefits from a private rear yard, offering a low-maintenance outdoor space. This mid-terrace home provides practical accommodation throughout and is well suited to first-time buyers, families and investors alike.

### Reception One

10'4" x 11'4" (3.17 x 3.46)

### Dining Room

11'10" x 9'9" (3.61 x 2.99)

### Kitchen

9'3" x 7'10" (2.82 x 2.39)

### Bathroom

5'8" x 7'3" (1.74 x 2.23)

### Bedroom One

13'8" x 11'3" (4.19 x 3.44)

### Bedroom Two

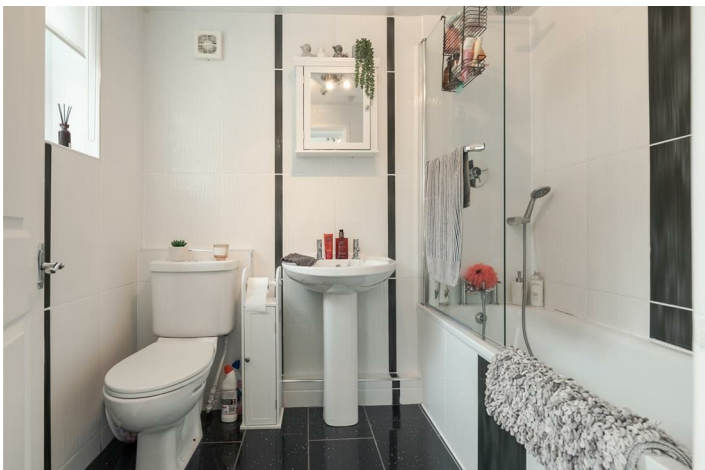
12'4" x 8'11" (3.76 x 2.74)

### Bedroom Three

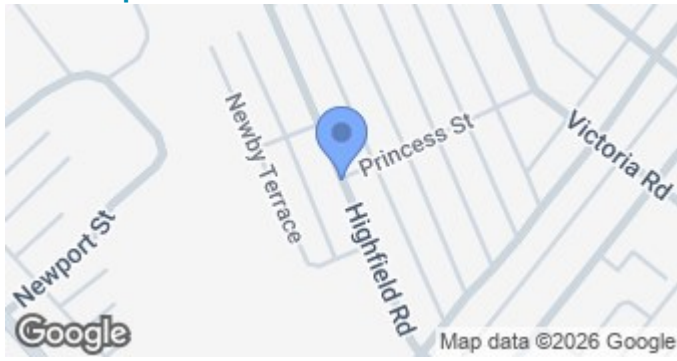
9'3" x 7'10" (2.82 x 2.39)



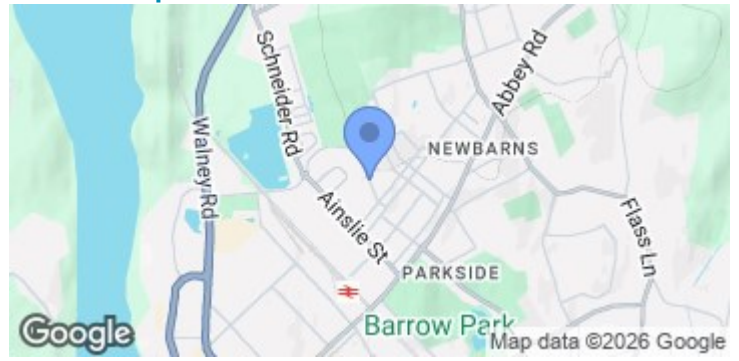
- Mid-Terrace Home
  - Fitted Kitchen
- Close To Local Amenities
- Council Tax Band - A
- Three Bedrooms
  - Rear Yard
- Gas Central Heating
  - EPC -



## 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	