



12 Cliffe Lane

Barrow-In-Furness, LA14 4HU

Offers In The Region Of £134,950



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Situated within the Hawcoat Village area of the town this forecourted home is close to How Tun Woods which provide convenient walks and recreational space. The home has been finished in a traditional cottage style with exposed beams and sandstone features. To be sold with the tenant in situ - investment only. Early viewings are strongly advised.

To the front of the property there is a charming forecourted garden which leads to the front door.

Upon entering the home you will step in to the first reception room which boasts an exposed sandstone wall and beams with half panelling to the walls. The staircase is open to the reception room. Proceeding to the second reception room, you will find that the space has been finished in a coordinating style to the first reception room with exposed sandstone features and cottage style woodwork. The kitchen has been fitted with a good range of traditional white wall and base cabinets with black laminate worktops and tiled backsplash with exposed beams to the ceiling.

To the first floor there are two double bedrooms which are finished with exposed beams, half panelling to the walls and beige carpeting. The bathroom has been fitted with a three piece suite comprising a low level WC, bath and pedestal sink.

To the rear of the property is a low maintenance yard area and garage which is accessed from the rear street.

Reception One

13'8" x 9'4" (4.17 x 2.87)

Reception Two

13'8" x 11'6" (4.19 x 3.51)

Kitchen

6'8" x 9'3" (2.05 x 2.82)

Bedroom One

11'8" x 13'6" (3.57 x 4.13)

Bedroom Two

13'7" x 9'5" (4.16 x 2.88)

Bathroom

9'3" x 7'1" (2.83 x 2.18)

Garage

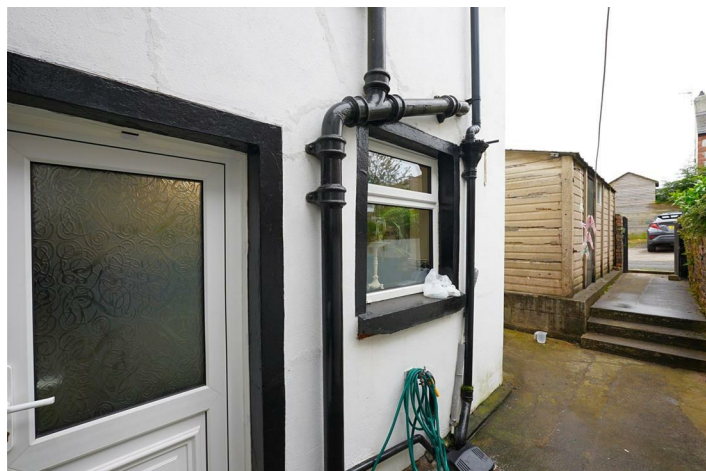
8'5" x 16'0" (2.58 x 4.89)

Additional Information

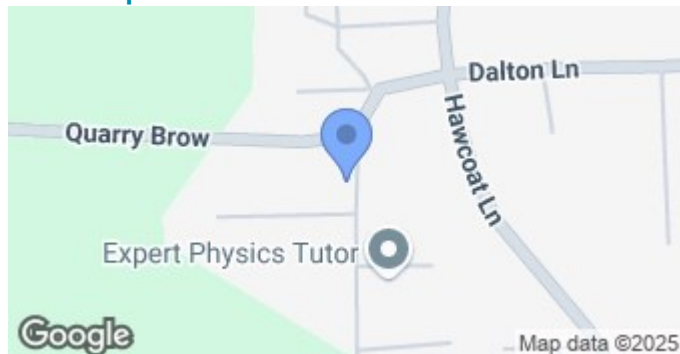
Due to the nature of this sale there may be information the sellers are unable to provide. Purchasers are encouraged to make any investigations required prior to exchanging contracts.



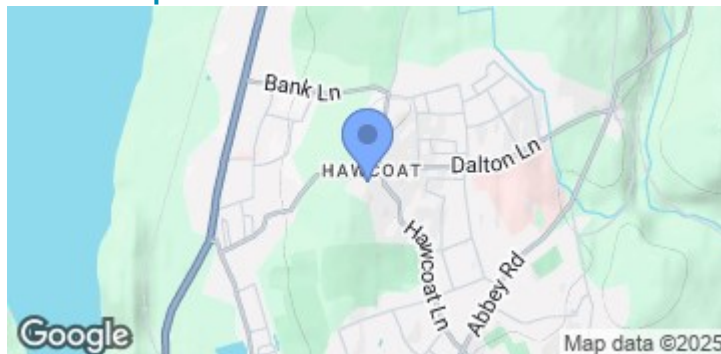
- Highly Desirable Location
 - Residential Area
 - Gas Central Heating
 - Council Tax Band - B
 - Freehold
- Close to Amenities
 - Original Features
 - Double Glazing
 - On Street Parking
- Sold With in Situ - Investment Only



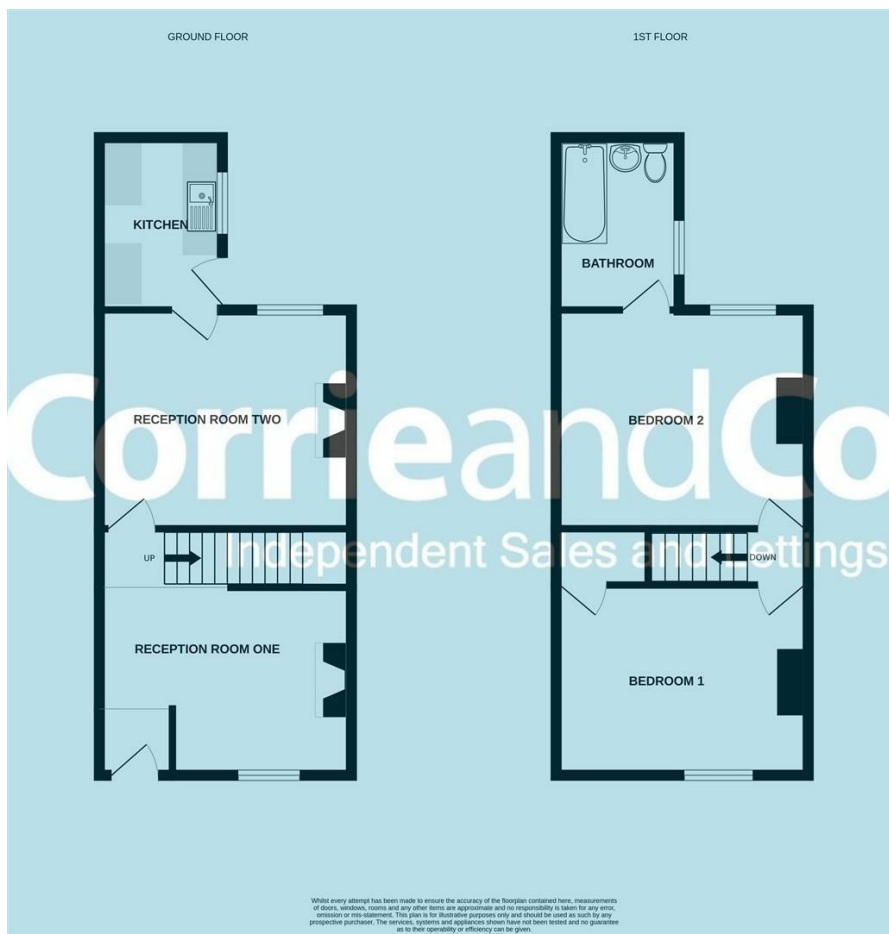
Road Map



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.

