

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 217 Ainslie Street

Barrow-In-Furness, LA14 5BE

Offers Over £160,000



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**Offers Over £160,000**



*Located in a convenient and sought after area, this terraced property is an excellent opportunity for families and first-time buyers alike. With inviting and well-proportioned interiors, boasting two spacious reception rooms, perfect for both relaxation and entertaining guests, three well sized bedrooms and a garden space. This property is sure to gather interest so early viewings is recommended.*

Welcome to 217 Ainslie Street, a charming terraced property that makes a great first impression with its attractive curb appeal. This home offers a traditional character and layout with a sense of flow that is perfect for modern living.

Upon entering, you are greeted by a welcoming hallway. To the right, you will find the reception rooms, which are separated by sliding doors. This design allows you to keep the spaces distinct for a cosy atmosphere or open them up entirely to create a large, airy environment for social gatherings.

At the rear of the property is the kitchen, which is well-equipped with ample worktop and cupboard space for meal preparation and storage. From here, doors open straight through to the garden, providing a seamless transition to the outdoors. The garden also features a handy rear shed, ideal for extra storage or garden tools.

Moving upstairs, the property consists of three bedrooms. The two main bedrooms are generously sized and benefit from built-in cupboard space, helping to keep the rooms clutter-free. The third bedroom is a versatile room that could easily serve as a nursery, home office, or guest space. The family bathroom completes the upstairs floorplan, serving all three bedrooms.

## Reception One

10'5" x 15'5". max (3.18 x 4.72. max )

## Reception Two

12'1" x 13'5" (3.69 x 4.10)

## Kitchen Diner

19'9" x 9'2" max 5'7" min (6.02 x 2.80 max 1.71 min )

## Bathroom

6'3" x 8'5" (1.93 x 2.58 )

## Bedroom One

10'4" x 17'5" (3.15 x 5.33 )

## Bedroom Two

11'6" x 10'2" (3.51 x 3.12)

## Bedroom Three

6'4" x 7'1" (1.94 x 2.16 )

## Loft Room

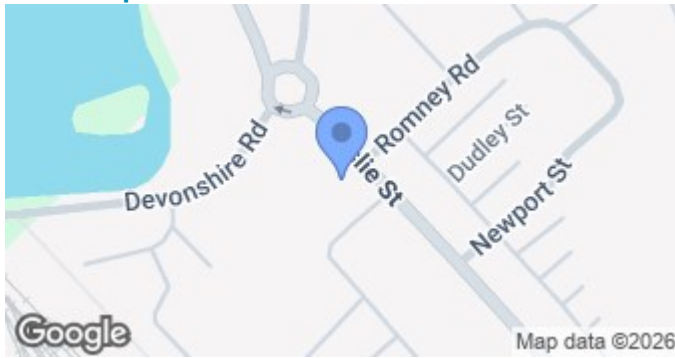
15'3" into eaves x 14'4" (4.67 into eaves x 4.37 )



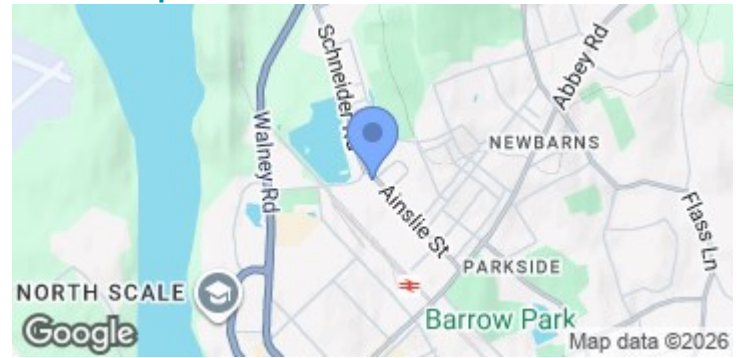
- Close to Local Amenities
- Convenient Location
- Rear Garden Space
- Gas Central Heating
- Ideal Family Home
- Large Conjoined Reception Spaces
- EPC -
- Council Tax Band - A



## 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	