

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 5 Himalaya Avenue

Barrow-In-Furness, LA14 3HE

Offers In The Region Of £150,000



2



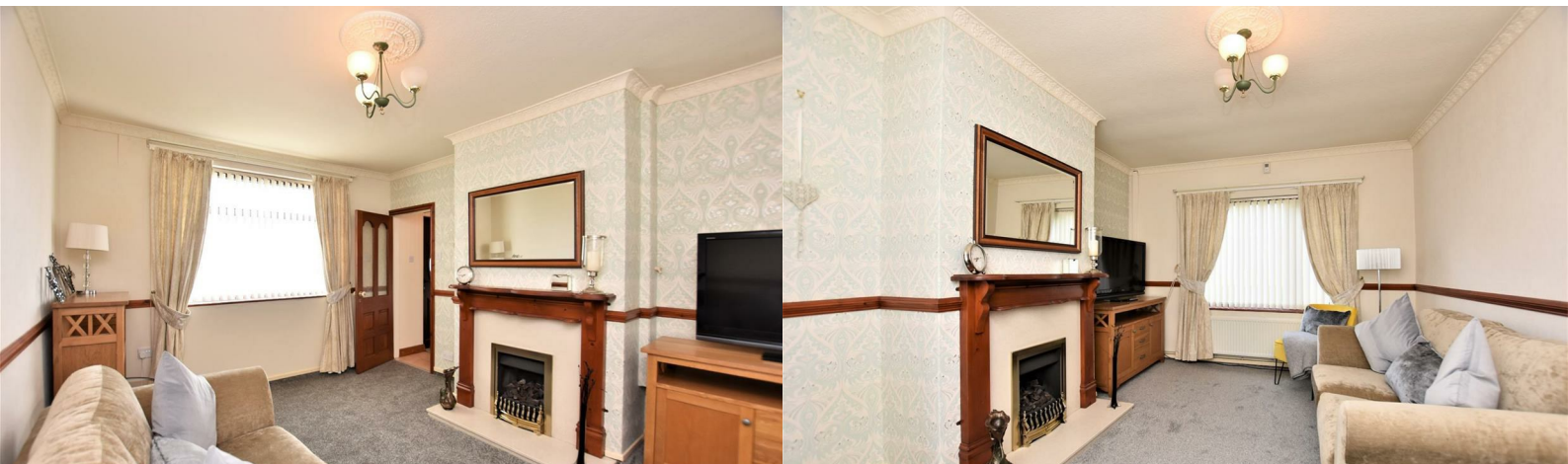
1



1



D



# 5 Himalaya Avenue

Barrow-In-Furness, LA14 3HE

## Offers In The Region Of £150,000



***A well-presented two-bedroom terraced property with gardens to both the front and rear, situated in a popular and convenient location. This attractive home offers comfortable living accommodation and is ideally suited to a wide range of buyers, including first-time purchasers, downsizers, and investors.***

Upon entering this property, you arrive into the hallway which gives access to the lounge, the kitchen diner and the stairs leading to the first floor. The lounge is situated to the right aspect of the property, boasting windows overlooking the front garden and the rear garden, making this a generous sized room. The kitchen diner has been fitted with wood effect wall and base units and complimentary work surfaces, with integrated appliances such as a single oven with a four ring gas hob, a stainless steel extractor fan and ample space for dining furniture and free standing appliances.

To the first floor you will find two double bedrooms and a shower room. The first of the two double bedrooms is generously proportioned, offering ample space for a double bed and additional furnishings. The layout allows for flexibility to suit your needs. The second double bedroom is equally spacious, also benefiting from continuous carpeting. The shower room comprises of a WC, a pedestal sink and a shower cubicle.

Externally, the property continues to impress with a generous-sized garden. A spacious patio area provides the perfect spot for outdoor seating and entertaining, while the remainder is mainly laid to lawn, offering plenty of space for relaxation or family enjoyment. A pathway runs down the side, providing convenient access and adding to the practicality of the outdoor space.

### Lounge

10'9" x 14'10" (3.30 x 4.54)

### Kitchen Diner

7'11" x 10'9" x 6'5" x 7'8" (2.42 x 3.30 x 1.96 x 2.35)

### Bedroom One

14'11" x 10'10" (4.55 x 3.32)

### Bedroom Two

10'11" x 9'1" (3.34 x 2.78)

### Shower Room

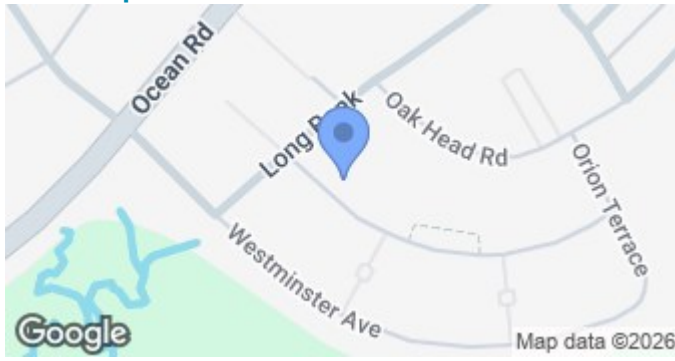
8'0" x 5'6" (2.45 x 1.68)



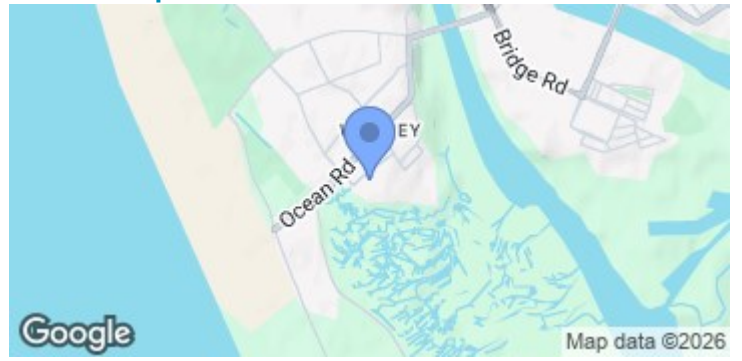
- No Onward Chain
- Popular Location
- Ideal For A Range Of Buyer
- Council Tax Band - A
- Front And Back Garden
- Close To Amenities
- Double Glazing
- Gas Central Heating



## 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.

