

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 33 Cheltenham Street

Barrow-In-Furness, LA14 5HP

Offers In The Region Of £140,000



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*This spacious three-bedroom terraced house is offered with no onward chain, making it an excellent opportunity for a smooth and speedy purchase. The property features a generous layout with well-proportioned rooms and a private rear yard, ideal for outdoor use. While some updating is required, it presents fantastic potential to add value and personalise to taste. Well-suited to a wide range of buyers, including first-time purchasers, investors, or those looking for a project, this home combines space, location, and opportunity.*

Step through the front door and you're welcomed into a central hallway that immediately sets the tone for the home's practical layout and generous proportions. To the front, a bright and inviting lounge features a bay window that floods the space with natural light, creating an ideal setting for relaxing or entertaining.

Moving through, the hallway opens into a well-proportioned dining room, perfectly positioned for both everyday meals and more formal occasions. Beyond, the kitchen is arranged in a functional galley style, offering ample worktop and storage space. This leads seamlessly into a useful utility room, keeping laundry and additional storage neatly tucked away.

To the rear of the property, a delightful sun room provides a versatile additional reception space—ideal as a garden room, playroom, or home office—with double doors opening out to the garden, enhancing the indoor-outdoor flow.

Upstairs, the first-floor landing connects three comfortable bedrooms. The principal bedroom sits to the front, enjoying good proportions, while two further bedrooms offer flexibility for family living, guests, or workspace needs. A centrally located bathroom serves all rooms and is fitted with a full suite.

Externally, the property benefits from a detached garage, providing secure parking or additional storage.

### Reception One

15'6" x 10'7" (4.73 x 3.25 )

### Reception Two

14'2" x 11'6" (4.33 x 3.51 )

### Snug

10'2" x 8'4" (3.12 x 2.56 )

### Kitchen Diner

17'10" x 8'9" (5.45 x 2.69 )

### Utility

9'5" x 7'11" (2.89 x 2.43 )

### Bedroom One

12'6" x 14'6" max (3.82 x 4.44 max )

### Bedroom Two

7'6" x 13'8" (2.31 x 4.19 )

### Bedroom Three

9'2" x 7'8" (2.81 x 2.34 )

### Bathroom

8'3" x 4'5" (2.53 x 1.35 )

### Garage

16'0" x 10'6" (4.89 x 3.21 )

### Cellar

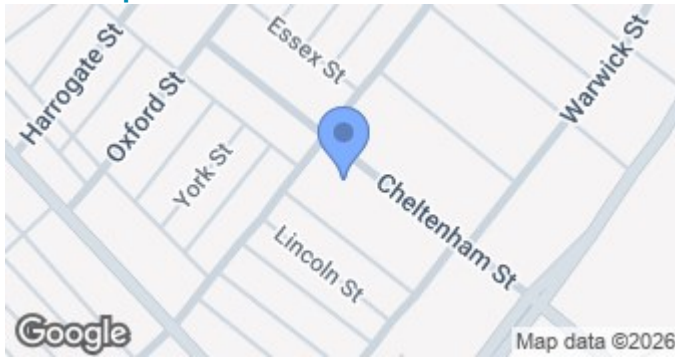


- Ideal for a Range of Buyers
  - No Onward Chain
  - Rear Yard
  - Gas Central Heating

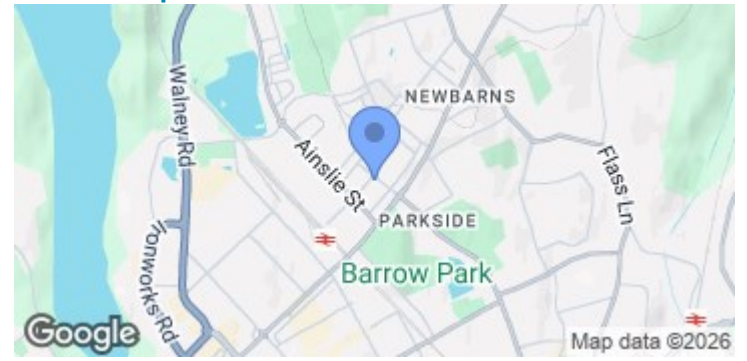
- Popular Location
  - Garage
  - Double Glazing
  - Council Tax Band - B



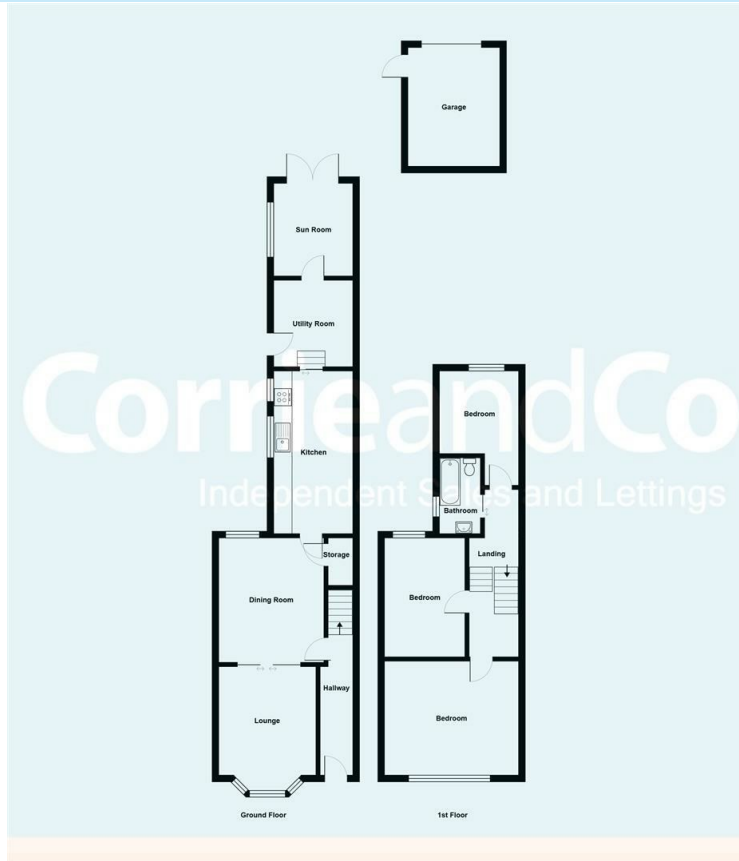
## Road Map



## 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	