



## 67 Portsmouth Street

Barrow-In-Furness, LA14 3AJ

Offers In The Region Of £179,000



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**A beautifully presented semi-detached property, tastefully decorated throughout and ready to move into. The home benefits from convenient off-road parking to the front, while to the rear there is a private yard and a garage providing excellent storage or parking options. Offering a perfect blend of style and practicality, this attractive property is ideal for modern living.**

Upon entering the property, you are welcomed into a bright entrance hall finished in a tasteful grey and neutral palette that continues throughout the home, creating a calm and contemporary feel. From the hall, stairs rise to the first floor and to the right there is access into the lounge/dining room. The lounge/dining room is a bright and inviting space, beautifully presented in a modern grey and neutral colour scheme that enhances the sense of light and space. To the centre sits a fireplace with a wooden surround, creating a warm focal point. There is ample room for a dining table and chairs, perfectly positioned near the patio doors which allow natural light to flood in and provide direct access to the rear yard. The kitchen is stylishly fitted with a modern range of cream shaker style wall and base units, complimented by warm wood-effect worktops. Thoughtfully designed to maximise storage and workspace, it features integrated cooking appliances, a sleek hob with extractor, and attractive tiled splashbacks. Recessed ceiling spotlights add a contemporary finish, while the window provides natural light.

To the first floor, the landing gives access to three well-proportioned bedrooms. The main bedroom is a generous double, beautifully presented in neutral décor, while the second bedroom is another comfortable double, ideal for guests or family. The third bedroom offers versatility as a child's room, home study, or dressing room. Completing the first floor is a modern shower room, finished with contemporary fittings and a clean, stylish design.

Externally, the property benefits from off-road parking to the front. To the rear is a private yard providing outdoor space, along with a detached garage offering secure parking or additional storage.

### Reception

22'0" x 9'10", 75'5" (6.71 x 3.23 )

### Kitchen

11'11" x 5'8" (3.65 x 1.73 )

### Bedroom One

9'3" x 12'11" (2.84 x 3.94 )

### Bedroom Two

9'3" x 8'7" (2.84 x 2.63 )

### Bedroom Three

7'3" x 7'2" (2.22 x 2.20 )

### Shower Room

7'2" x 5'5" (2.20 x 1.67 )

### Garage

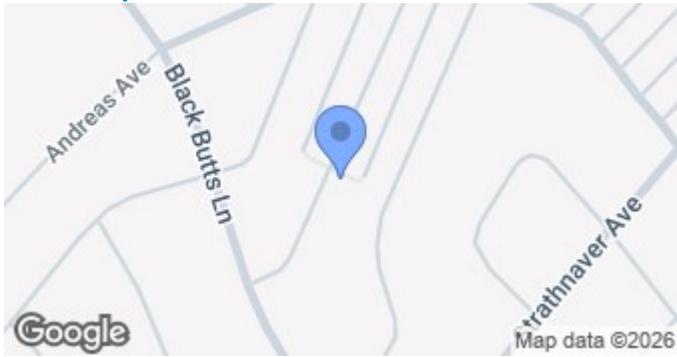
9'10" x 19'8" (3.01 x 6.00 )



- Ideal For A Variety Of Buyers
  - Garage To Rear
  - Ready To Move Into
  - Council Tax Band - B
- Lovely Decor Throughout
  - Off Road Parking
  - Gas Central Heating
  - Double Glazing



## Road Map

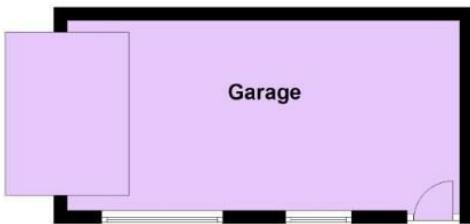


## Terrain Map



## Floor Plan

Ground Floor



First Floor



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	