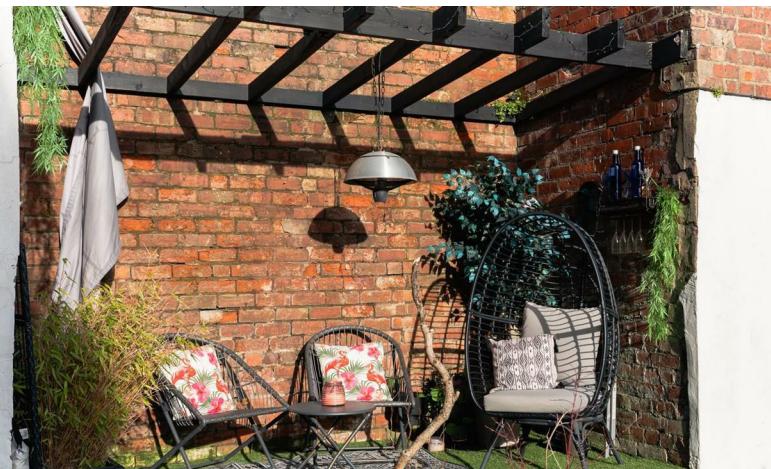




## 2 Strawberry Terrace

Barrow In Furness, LA13 9JE

Offers In The Region Of £210,000



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## Offers In The Region Of £210,000



*This end terraced property offers a great opportunity for a family looking for a modern 3 bedroom property in a great location. The property has local amenities and transport links. Featuring a garden to the front and small rear yard to ensure you can find the sun throughout the day. The layout of the house is practical and ensures that the space is utilised well, we advise early viewings on this property.*

As you arrive at 2 Strawberry Terrace, you are welcomed by a forecourt that has been neatly organised to provide the opportunity to catch the sun. Stepping inside, the traditional and well-proportioned layout maximises space effectively. The front door opens into a bright corridor leading into the inviting lounge, offering a comfortable primary living area at the front of the home. This leads seamlessly into a central dining room, creating a dedicated space for family meals or entertaining.

Beyond the dining area, the kitchen is efficiently designed and decorated, providing a practical workspace. A clever storage cupboard is tucked under the stairs to keep the living areas clutter-free. Completing the ground floor is a versatile outhouse located at the very rear, accessible from the rear yard and perfect for additional storage or utility needs. The property further features Solar Panels and a new air source heat pump.

Heading upstairs to the first floor, the landing connects to three distinct bedrooms. The largest bedroom sits at the front, offering a generous and airy retreat. The second bedroom is centrally located, while the third, elongated bedroom is found at the rear of the property. From this bedroom you can access a reinforced roof terrace again offering another potential spot to soak up the sun. Centrally positioned between the sleeping quarters is the family bathroom, featuring a modern suite and a walk-in shower.

### Entrance Hall

2'11" x 20'8" (0.91 x 6.32)

### Kitchen

7'1" x 19'7" (2.18 x 5.99)

### Lounge

12'4" x 11'1" (3.76 x 3.40)

### Dining Room

10'9" x 12'5" (3.28 x 3.81)

### Bedroom 1

12'5" x 12'9" (3.81 x 3.89)

### Bedroom 2

8'9" x 12'4" (2.67 x 3.76)

### Bedroom 3

9'4" x 6'5" (2.87 x 1.96)

### Bathroom

4'0" x 10'4" (1.24 x 3.15)

### Outhouse



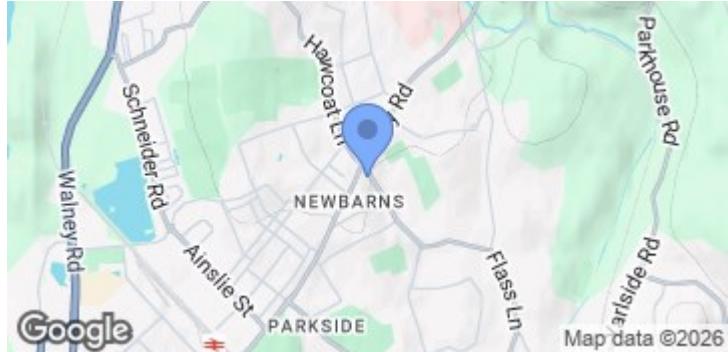
- Close to Local Amenities
- Close Public Transport Links
- Spacious Living Areas
- Gas Central Heating
- Modern Interior
- Front and Rear Yards
- Council Tax Band - A
- EPC -



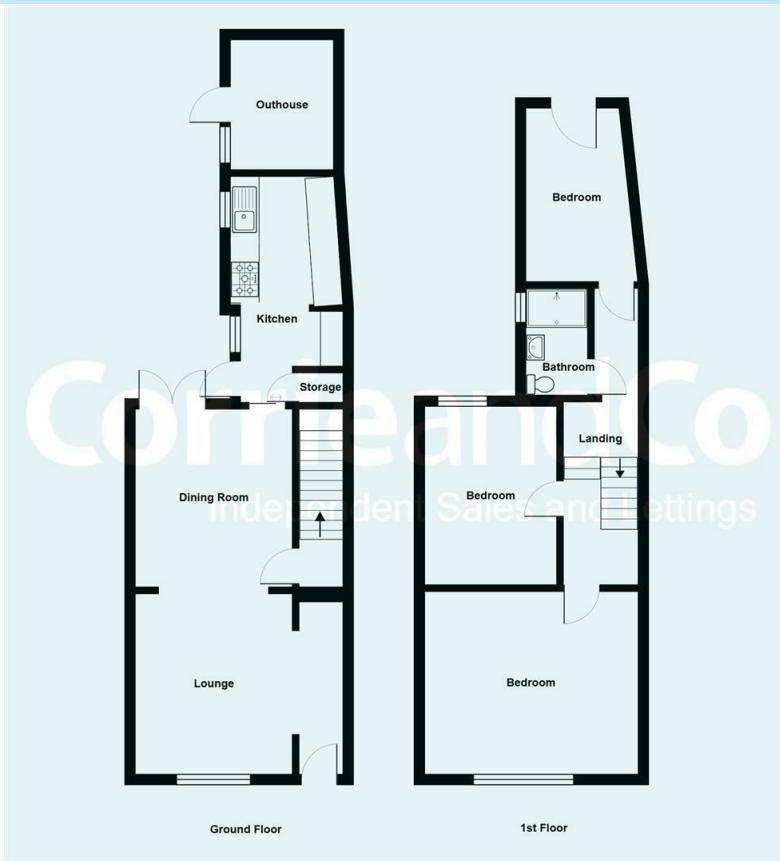
## Road Map



## 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	