

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 73 Westmorland Street

Barrow-In-Furness, LA14 5AS

Offers In The Region Of £70,000



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*Located in a sought-after area of Barrow close to local amenities, schools and the train station, this two-bedroom terraced home is perfect for first-time buyers or investors. Offering two bedrooms and a ground floor bathroom. Externally, the property benefits from a private rear courtyard with useful outdoor store and rear access. A fantastic opportunity to purchase a well-positioned home with great potential.*

This well-positioned terraced two-bedroom property is located in a popular residential area of Barrow, conveniently close to a range of local amenities, schools and the train station, making it an excellent choice for first-time buyers or investors alike.

Upon entering the property, you are welcomed into a lounge situated to the front of the home, offering a comfortable living space with plenty of room for furnishings. To the rear of the ground floor is the fitted kitchen, providing ample worktop and storage space with room for everyday dining and access through to the rear hallway.

The ground floor bathroom is located at the back of the property and is fitted with a bath, wash basin and WC.

Stairs lead to the first floor where the property offers two well-proportioned bedrooms, ideal for a growing family, guests or home working space.

Externally, the property benefits from a rear courtyard with an outdoor store and access to the rear backstreet, providing useful storage and practicality.

Offering excellent potential, this property would make an ideal first home or buy-to-let investment opportunity.

### Living Room

12'1" x 12'2" (3.697 x 3.731)

### Kitchen

12'0" x 7'10" (3.681 x 2.395)

### Bathroom

7'5" x 5'4" (2.276 x 1.642)

### Bedroom One

12'1" x 9'1" (3.695 x 2.781)

### Bedroom Two

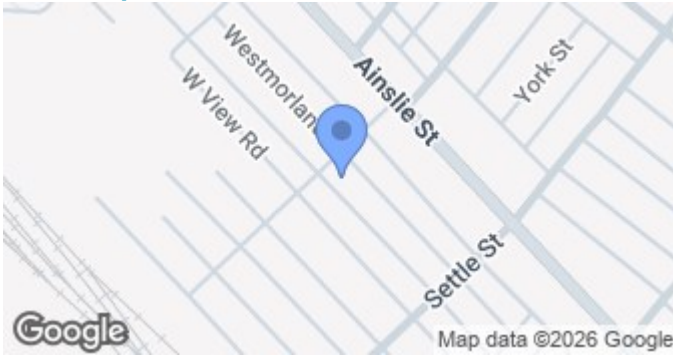
11'1" x 9'1" (3.391 x 2.772)



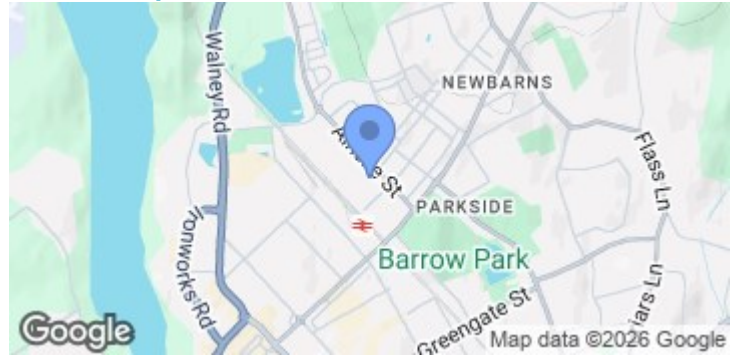
- Two Bedrooms
- Close to Amenities
  - Rear Yard
- Outside Storage
- Ideal for Investors
- No Onward Chain
- Down Stairs Bathroom
- Council Tax Band - A



## 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	