

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



32 Ferry Road

Barrow-In-Furness, LA14 2QG

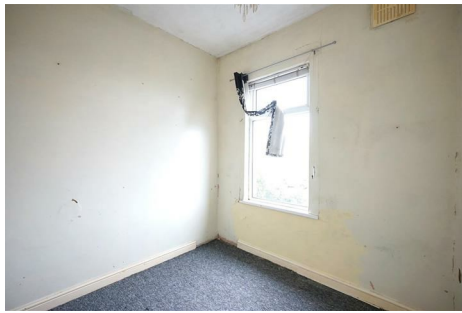
Offers In The Region Of £50,000



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Situated on the first floor, this well-presented two-bedroom flat enjoys a convenient location close to a wide range of local amenities, transport links, and everyday conveniences. Offering comfortable and versatile living accommodation, the property is ideally suited to first-time buyers, professionals, downsizers, or investors alike.

Access to the flat is obtained via an external staircase which rises to the first-floor landing. Upon reaching the landing, the kitchen is located immediately to the right-hand side and is fitted with a gas hob, providing basic cooking facilities.

To the left of the landing are two well-proportioned bedrooms, both accessed directly from the central circulation area. Continuing straight ahead from the landing leads into the main living room, which serves as the principal reception space within the property. The living room features a fireplace, creating a focal point within the room and enhancing its character.

Positioned to the rear of the property and accessed directly from the living room is the bathroom. From the bathroom, a staircase descends to the rear, providing convenient access to the external amenity space situated at the back of the property.

Entrance Hall

6'2" x 3'1" (1.888 x 0.950)

Landing

7'7" x 5'6" (2.323 x 1.685)

Living Room

13'0" x 11'0" (3.971 x 3.358)

Kitchen

8'4" x 8'4" (2.564 x 2.545)

Bedroom One

9'11" x 8'6" (3.041 x 2.598)

Bedroom Two

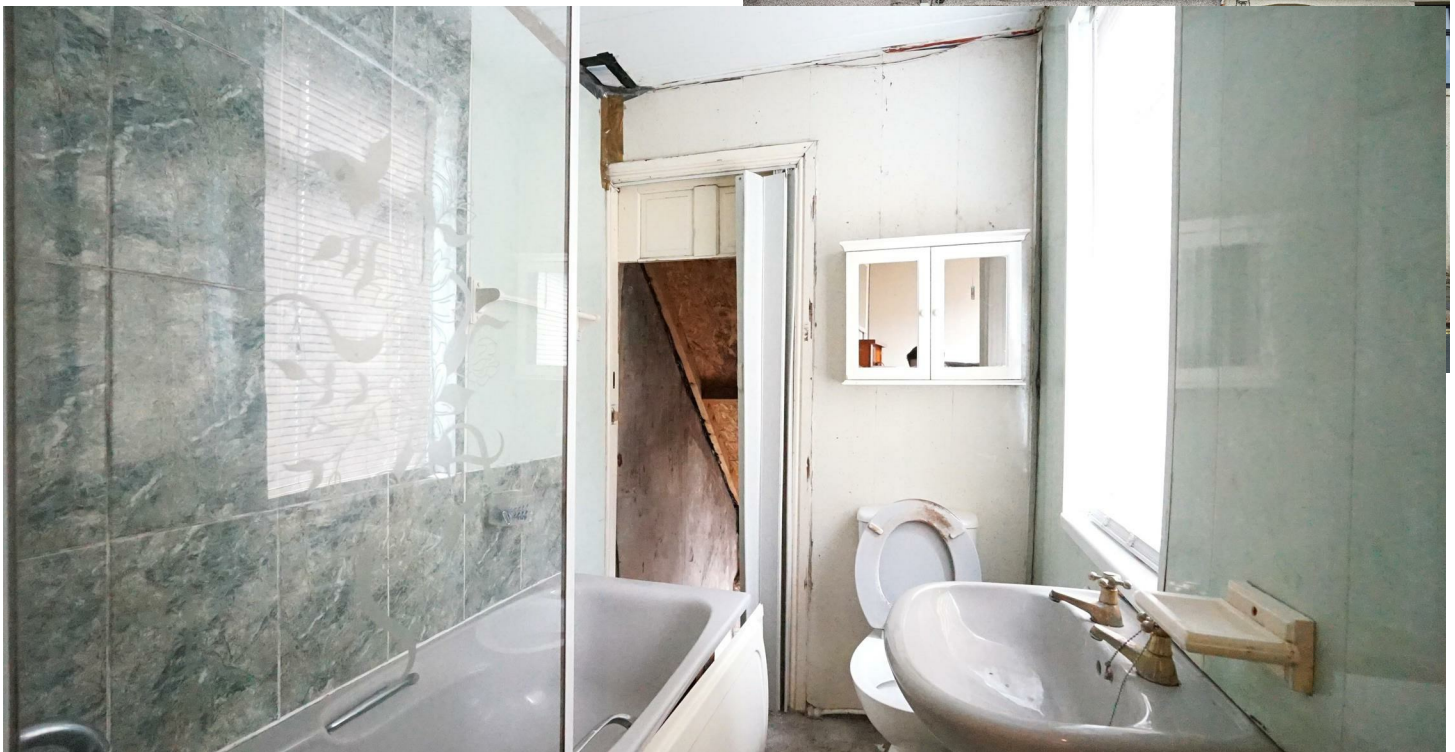
8'7" x 8'6" (2.634 x 2.595)

Bathroom

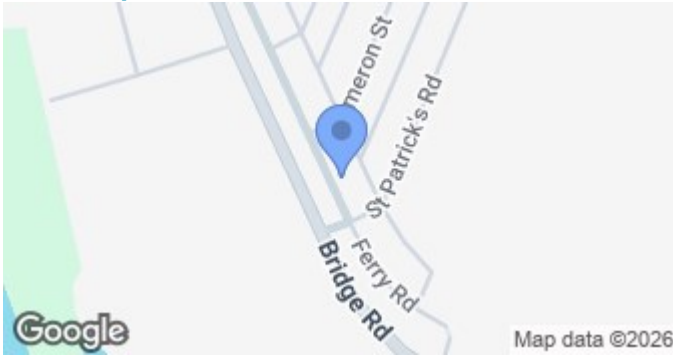
6'7" x 2'7" (2.030 x 0.803)



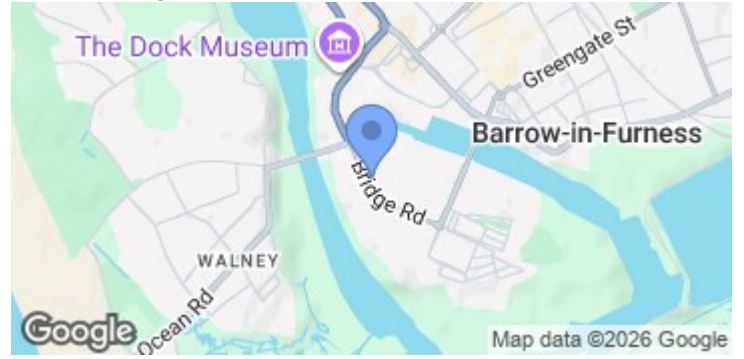
- Two Bedrooms
- Refurbishment Opportunity
- First Floor Flat
- Council Tax Band - A
- Rear Yard
- Close to Local Amenities
- No Onward Chain



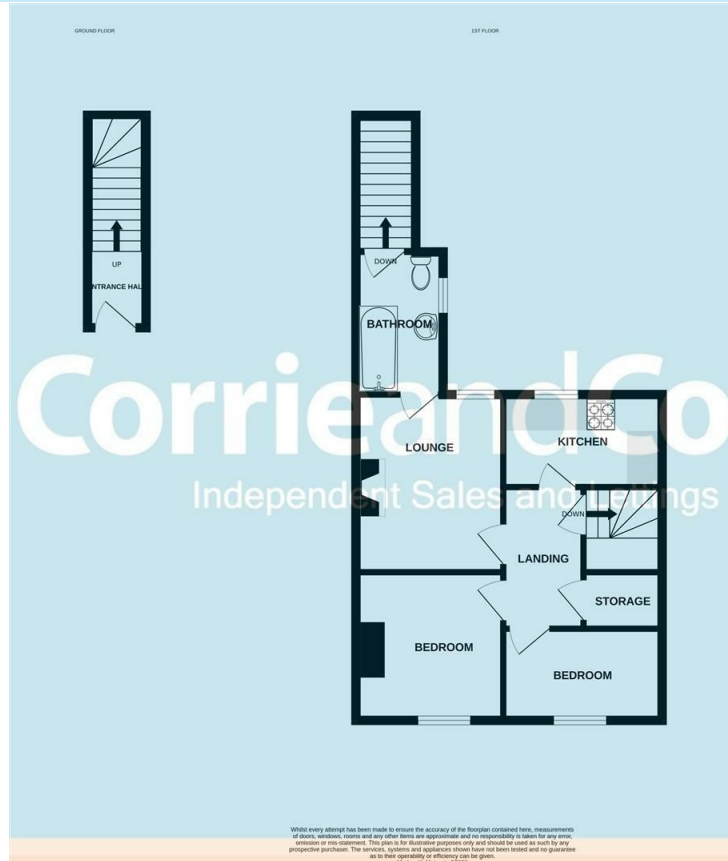
Road Map



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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	