



6 Princewood Drive

Barrow-In-Furness, LA13 0RX

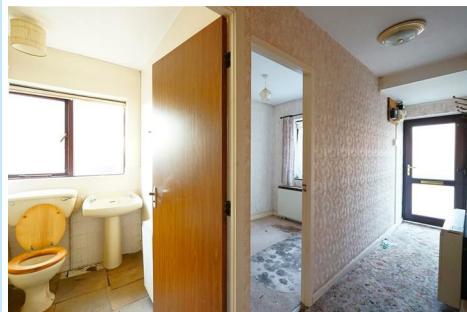
Offers In The Region Of £85,000



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A ground floor flat offering great potential, featuring two bedrooms and off-road parking. The property requires refurbishment, making it an ideal opportunity for buyers looking to renovate and add value. Conveniently laid out and well-located, it would suit first-time buyers, investors, or anyone seeking a project.

Entering the property via the front door, you step into a central entrance hall which provides access to all main rooms, giving the flat a practical and well-balanced layout. Straight ahead from the hallway is the reception room, a well-proportioned living area with space for both seating and dining. This room forms the heart of the home and connects conveniently to the rest of the flat. A door from the reception room leads through to the rear porch, which provides additional space and access outside. Adjacent is the kitchen, positioned to the rear of the property, offering good workspace and scope for modernisation.

Bedroom one is located to the left-hand side, at the front of the property, and is the larger of the two bedrooms, suitable as the main double room. Bedroom two sits to the right of the hallway and would work well as a second bedroom, guest room, or home study. To the right of the hallway is the bathroom, fitted with a three-piece suite, comprising of a bath with an overhead shower attachment, a WC and a pedestal sink.

There is a patio garden to the rear, ideal for outdoor seating, and off road parking to the front of the property.

Overall, the layout is functional and offers excellent potential for refurbishment, allowing a buyer to reconfigure or update the space to suit their needs.

Reception

14'1" x 11'3" (4.31 x 3.43)

Kitchen

8'1" x 8'10" (2.47 x 2.71)

Bedroom One

9'4" x 12'0" (2.87 x 3.68)

Bedroom Two

6'3" x 8'5" (1.92 x 2.57)

Bathroom

6'8" x 6'3" (2.04 x 1.91)

Rear porch



- No Onward Chain
- Close To Local Amenities
- Patio Garden To Rear
- Double Glazing
- Off Road Parking
- Popular Residential Location
- Gas Central Heating
- Council Tax Band - A



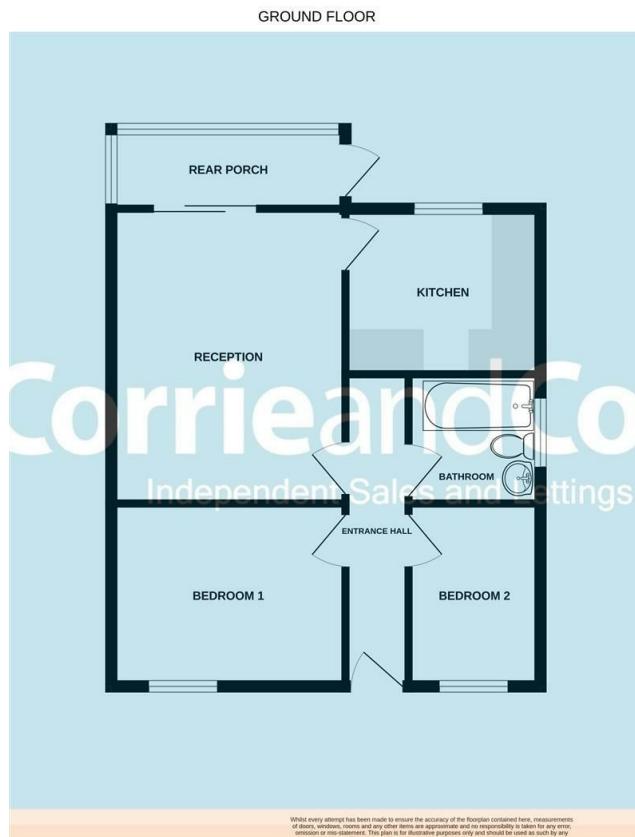
Road Map



Terrain Map



Floor Plan



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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 | B | | |
| (81-91) B | C | | |
| (69-80) C | D | | |
| (55-68) D | E | | |
| (39-54) E | F | | |
| (21-38) F | G | | |
| (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 | B | | |
| (81-91) B | C | | |
| (69-80) C | D | | |
| (55-68) D | E | | |
| (39-54) E | F | | |
| (21-38) F | G | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |