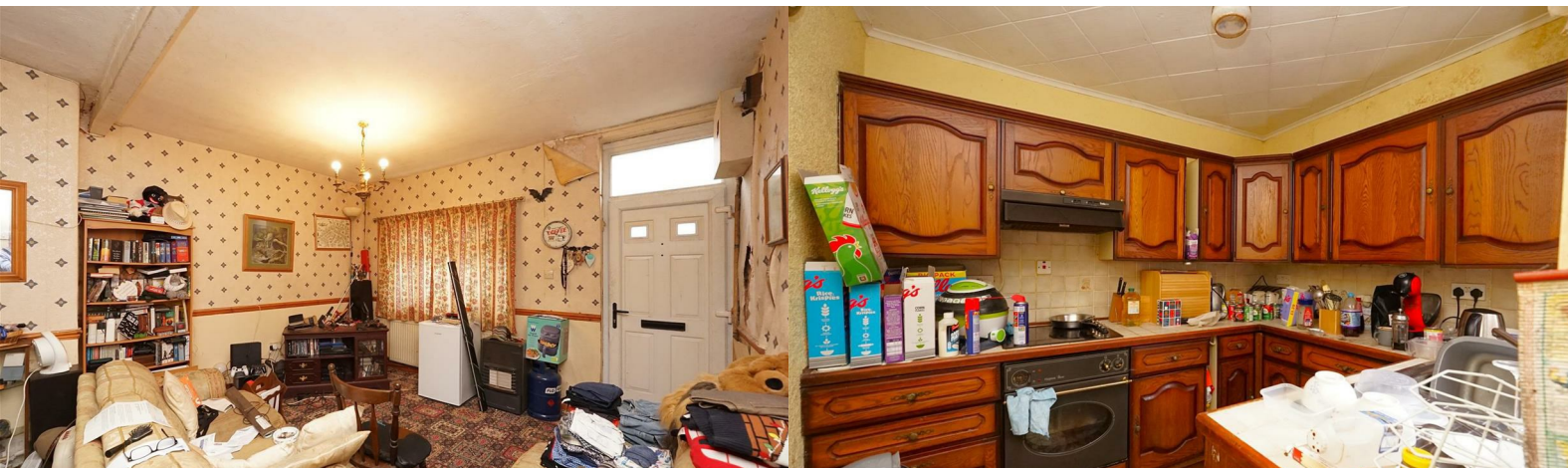




## 22 Argyle Street

Barrow-In-Furness, LA14 2EL

Offers In The Region Of £50,000





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Barrow-In-Furness, LA14 2EL

## Offers In The Region Of £50,000



***This two-bedroom terraced property is ideally located in the heart of town, offering excellent access to shops, transport links, and local amenities. In need of modernisation throughout, the property presents a fantastic opportunity for investors or developers looking to add value.***

Upon entering this property you arrive into a reception room, which you find has been knocked through creating one generous sized reception room, and you will also find under stairs storage here. You can gain access to the kitchen from here, which has been fitted with wood wall and base units and tiled work surfaces, with integrated appliances such as a single oven and an electric hob.

To the first floor you will find two bedrooms and one bathroom. The first double bedroom is located to the front aspect of the property, offering built in storage. The second double bedroom sits at the rear aspect of the property. The three piece bathroom suite comprises of a corner bath, a Wc and a pedestal sink.

A yard sits at the rear, ideal for outdoor seating.

### Reception

23'11" x 13'4" (7.30 x 4.08 )

### Kitchen

8'11" x 6'11" (2.73 x 2.13 )

### Bathroom

8'10" x 7'0" (2.70 x 2.15 )

### Bedroom One

10'0" x 13'5" (3.06 x 4.10 )

### Bedroom Two

8'0" x 12'11" (2.45 x 3.96 )



- No Onward Chain
- Town Location
- Yard To The Rear
- Council Tax Band - A

- Ideal For Investors
- Close To Amenities
- Double Glazing
- Gas Central Heating





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