



## 28 Folkestone Avenue

Barrow-In-Furness, LA14 3BE

Offers In The Region Of £85,000





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*Situated in a highly desirable location on Walney Island, this two bedroom mid terrace property boasts a bay window, forecourt and good sized yard to the rear. The home has been subject to some previous water damage and with some TLC would make an excellent home or investment property.*

The home offers excellent kerb appeal by means of a forecourt providing separation from the street as well as a bay window. A new bay window and front door are included in the sale but not fitted. The hallway leads in to the lounge which is of good proportions with a central feature inset pebble gas fireplace. The kitchen has been fitted with a good range of white cottage style wall and base cabinets with grey granite style laminate worktops and metallic handles.

To the first floor you will find a spacious master bedroom with ample fitted wardrobes. The second bedroom is also of a good size. The bathroom has been fitted with a pink three piece suite comprising a bath, close couple WC and pedestal sink however, a new three piece bathroom is included in the sale. The rear of the home benefits from a good size yard with plenty of space for outdoor seating. There is also a timber shed for storage.

### Lounge

10'5" x 16'10" (3.19 x 5.15 )

### Kitchen Diner

9'9" x 13'6" (2.99 x 4.13 )

### Bedroom One

9'2" x 11'3" (2.81 x 3.43 )

### Bedroom Two

11'11" x 7'10" (3.64 x 2.39 )

### Bathroom

5'4" x 7'10" (1.63 x 2.40 )

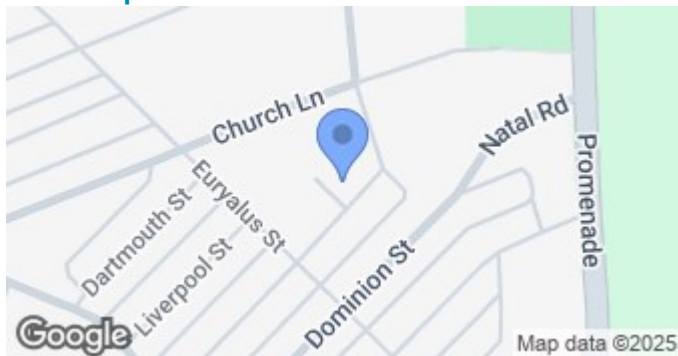


- Forecourted Terrace
- Vacant Possession
- Highly Desirable Location
  - Yard to Rear
  - Double Glazing
- Close to Beaches
- Investment Opportunity
  - No Onward Chain
  - Gas Central Heating
  - Council Tax Band - A

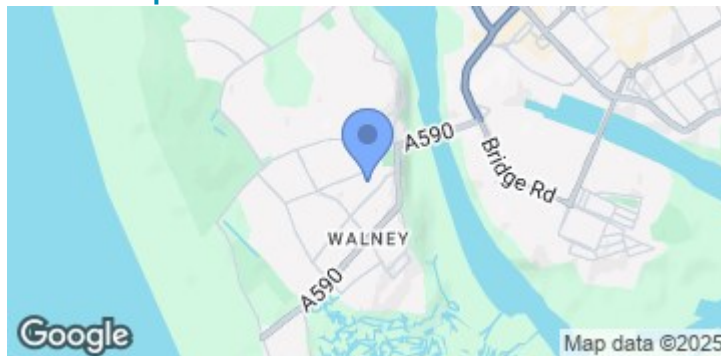




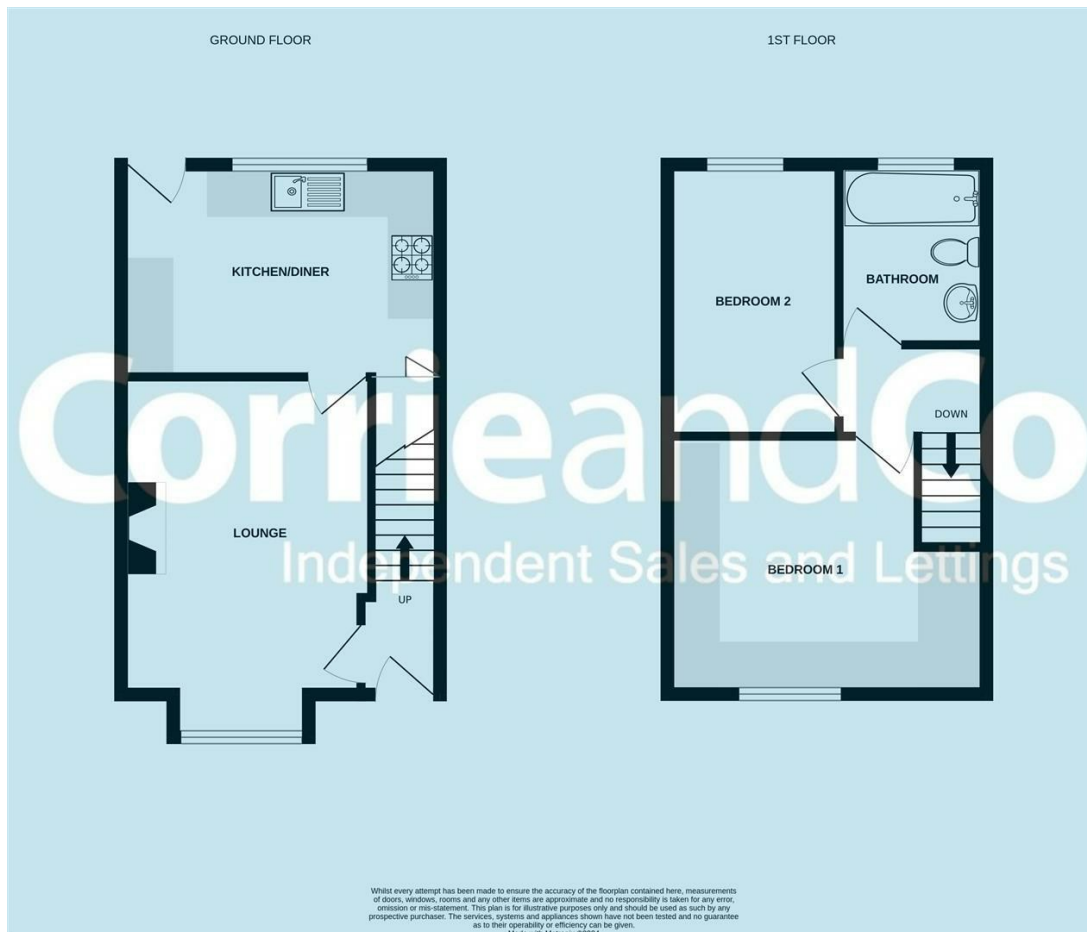
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

