



## 42 St. Quintin Avenue

Barrow-In-Furness, LA13 9HB

Offers In The Region Of £169,950



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**This charming end-terrace house is situated in a peaceful cul-de-sac location. The property boasts a garden to the front, side, and rear, providing ample outdoor space for relaxation or gardening. It is conveniently located near local schools, making it ideal for families. Inside, the house features two well-sized double bedrooms, offering comfortable living spaces. A perfect blend of convenience and comfort, this home is a great opportunity for those seeking a peaceful yet accessible setting.**

Upon entering, you arrive into a neutrally decorated entrance hallway, decorated with carpeting, giving access to the stairs that lead to the first floor, the kitchen and the lounge. The generous sized lounge sits to the right at the front of the property, boasting a gas fire to the centre with a polished stone effect surround. There is a large window allowing natural light to flow through, and has been decorated with carpeting, and a floral feature wall. The kitchen sitting to the rear, has been fitted with a range of cream wall and base units, with wood effect laminate work surfaces, and has been decorated neutrally with linoleum flooring, and there is ample space for free standing appliances. From here you can gain access into the dining room.

To the first floor you will find two bedrooms and a wet room. The first double bedroom is situated to the front aspect of the property and features built in storage. The second bedroom, situated at the rear overlooking the garden, is another generous double room and has been carpeted, and provides ample space for large bedroom furniture. The wet room comprises of a WC, a wall hung sink and shower space.

Externally, the property benefits from a generous, well-proportioned garden. This large outdoor space offers excellent versatility, ideal for outdoor entertaining, family activities, or further landscaping. With plenty of room to enjoy throughout the day, the garden is a standout feature of the home.

### Lounge

13'5" x 9'5" (4.10 x 2.88)

### Dining Room

8'5" x 9'5" (2.57 x 2.88)

### Kitchen

10'7" x 10'10" (3.24 x 3.32)

### Bedroom One

17'0" x 11'5" (5.20 x 3.49)

### Bedroom Two

14'2" x 9'5" (4.34 x 2.88)

### Shower Room

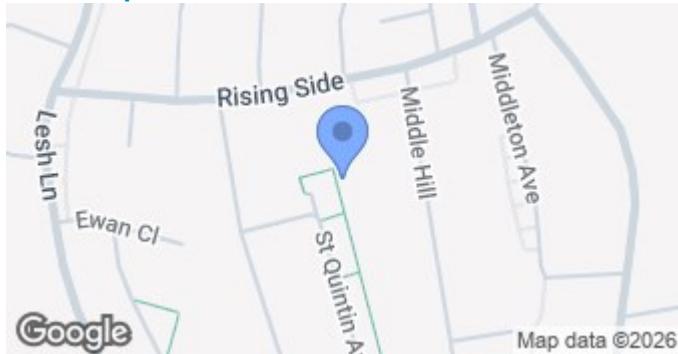
6'11" x 5'2" (2.11 x 1.60)



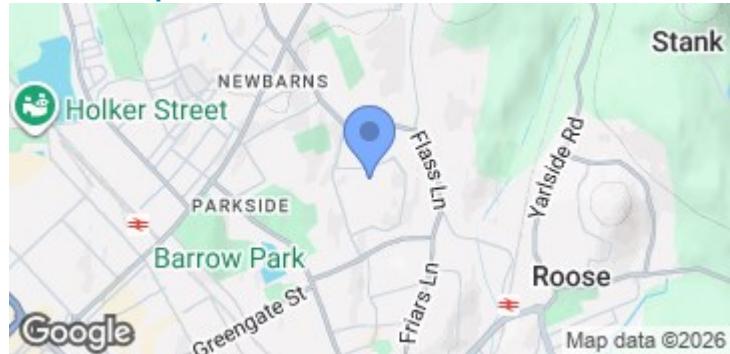
- Ideal For A Variety Of Buyers
- Garden To Front, Side And Rear
  - Cul-De-Sac Location
  - Gas Central Heating
- Close To Schools, Amenities And Local Transport Links
- Two Double Bedrooms
  - Double Glazing
  - Council Tax Band - A



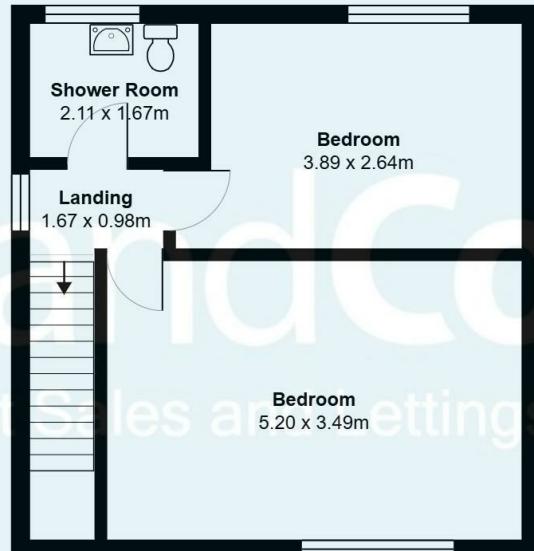
## Road Map



## 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 <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	