

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



17 Settle Street

Barrow-In-Furness, LA14 5HR

Offers In The Region Of £160,000



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Situated in a great location in Barrow, this well-presented extended three-bedroom forecourted terrace offers spacious and versatile living accommodation ideal for families, first-time buyers or investors. The property features generously sized rooms throughout, including a dedicated gym area providing additional flexible living space perfect for fitness, home working or hobbies. Combining character and practicality, this welcoming home is conveniently close to local amenities, schools and transport links. Externally, the property benefits from an attractive forecourt frontage and a rear yard, making this a fantastic opportunity in a popular residential area.

Upon entering the property, you are welcomed into a bright and spacious open-plan living area. This well-maintained space flows seamlessly into the dining area, creating an ideal setting for both everyday living and entertaining. From the dining room, a door provides direct access to the rear yard, offering a convenient outdoor space.

The kitchen is fitted with modern base and wall units, complemented by laminated work surfaces. It includes a free-standing electric oven, with additional space available for a washing machine and dishwasher, providing practicality for modern living.

Stairs from the main living area lead to the first floor, where there are two well-proportioned bedrooms. On this level, there is also a contemporary three-piece bathroom suite, featuring a shower over the bath and full-height panelled walls extending to the ceiling, giving a clean and modern finish.

A further staircase leads to the second floor, where the attic has been thoughtfully converted into an additional bedroom, offering a versatile space that could serve as a main bedroom, guest room, or home office.

Overall, the property offers flexible accommodation arranged over three floors, combining modern fittings with generous living space throughout.

Reception

10'10" x 24'3" (3.32 x 7.41)

Kitchen

8'1" x 6'6" (2.47 x 1.99)

Gym room

6'8" x 8'1" (2.05 x 2.47)

Bathroom

6'7" x 7'11" (2.02 x 2.42)

Bedroom

8'3" x 12'9" (2.52 x 3.91)

Bedroom

11'3" x 13'11" (3.43 x 4.25)

Bedroom one

9'1" x 12'10" plus 6'0" x 6'0" (2.79 x 3.93 plus 1.84 x 1.83)

Ensuite wc

5'6" x 2'9" (1.69 x 0.85)

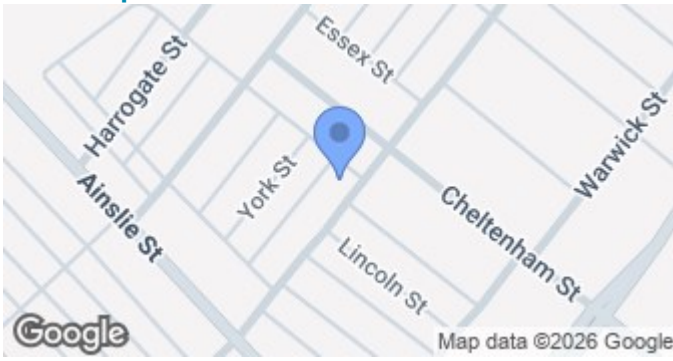


- Popular Location
- Home Gym/Home Office
- Well Presented Family or First Home

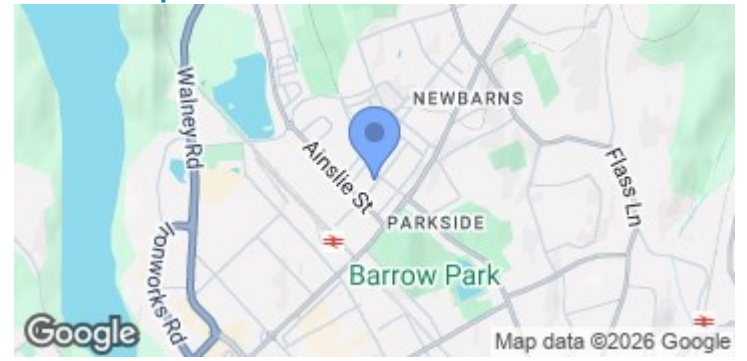
- Two Reception Rooms
- Three Bedrooms
- Council Tax Band E



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	