

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 58 Cloisters Avenue

Barrow-In-Furness, LA13 0BB

Offers Over £200,000



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*A well-presented three-bedroom terraced home, ideal for families. Offering off-road parking, a private garden, and neutral décor throughout, the property provides a bright and versatile living space ready to move into.*

Upon entering the property, you are welcomed into a central hallway that provides access to the main ground-floor living spaces. Directly ahead, the layout opens into a spacious lounge, offering a comfortable and private area ideal for relaxation or entertaining guests.

To one side of the hallway is a versatile playroom, which could easily be adapted as a home office, study, or additional sitting room depending on your needs. Adjacent to this space is a practical utility room, providing additional storage and laundry functionality, helping to keep the main living areas uncluttered.

Moving further through the ground floor, you reach the heart of the home: a well-proportioned kitchen/diner. This area is designed for both everyday living and social gatherings, with ample room for dining and food preparation. The kitchen is conveniently positioned next to a ground-floor bathroom, enhancing practicality for family living or guests.

Stairs from the hallway lead to the first floor, where a central landing connects all upstairs rooms. The property features three bedrooms, each offering comfortable accommodation and flexibility for family, guests, or workspace. A separate WC is located off the landing, providing added convenience for busy households.

Additional storage space is also accessible from the landing, ensuring there is room to keep belongings neatly organized.

## Lounge

9'10" x 16'2" (3.01 x 4.93 )

## Kitchen Diner

13'8" x 17'2" (4.17 x 5.25 )

## Play Room

9'4" x 10'7" (2.87 x 3.24 )

## Utility Room

6'7" x 16'8" (2.03 x 5.09 )

## Bathroom

4'11" x 13'8" (1.51 x 4.17 )

## Bedroom

18'0" x 8'3" (5.51 x 2.52 )

## Bedroom

14'9" x 7'6" (4.51 x 2.31 )

## WC

2'7" x 5'10" (0.80 x 1.80 )

## Bedroom

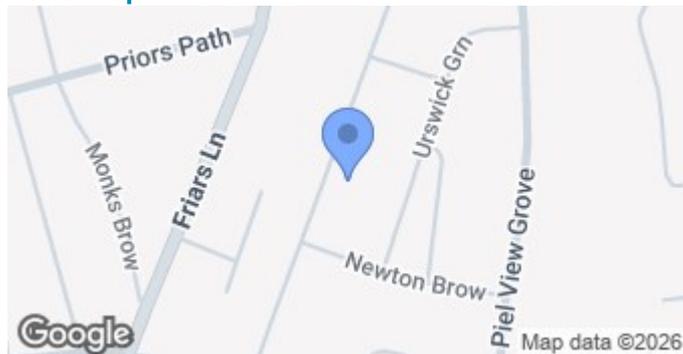
6'10" x 16'2" (2.10 x 4.94 )



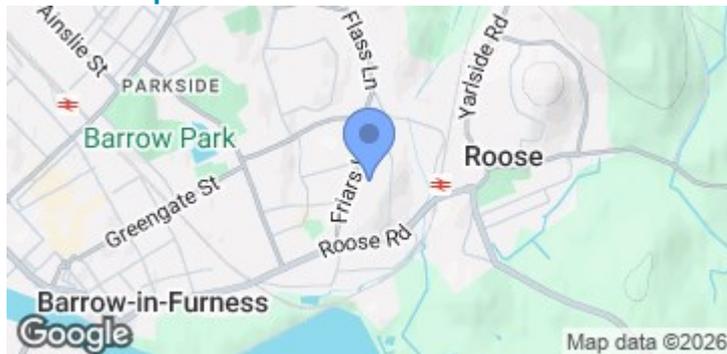
- Ideal Family Home
- Off Road Parking
  - Rear Garden
- Gas Central Heating
- Convenient Location
- Neutral Decor Throughout
  - Double Glazing
  - Council Tax Band - A



## 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)	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	