



## 66 Burlington Close

Kirkby-In-Furness, LA17 7UG

Offers In The Region Of £180,000



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# 66 Burlington Close

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## Offers In The Region Of £180,000



*Introducing a charming 2-bedroom true bungalow nestled in the heart of a sought-after village location. With its delightful gardens both at the front and rear, this property offers a serene oasis for you to call home. Conveniently situated close to transport links, it promises easy access to all amenities. And the best part? No chain, ensuring a smooth transition into your new abode. Embrace the tranquillity of village life without sacrificing connectivity. Arrange a viewing today!*

Upon entering the property you are welcomed into an 'L' shaped entrance hall which provides access to all rooms. The living room is of good proportions and boasts a larger window to provide ample natural light. There is also a floating electric fire with grey surround and freshly fitted carpeting in grey. The kitchen has been fitted with a range of sky blue base and wall units, with a sink and drainer and space/recess for further appliances.

Both bedrooms are double in size and decorated neutrally with freshly fitted carpeting in grey. The bathroom has been fitted with a three piece white suite comprising of a low level flush WC, a wash hand basin and a bath with over-bath electric shower attachment.

To the rear, you will find a lawned garden with two useful outhouses and plenty of space for bin store. A gate provides access to the front garden which is also laid with lawn with borders for planting. There is a pathway with direct access to the A595 where you will find a bus stop.

### **Kitchen**

10'2" x 6'6" (3.11 x 1.99)

### **Bathroom**

5'5" x 6'7" (1.66 x 2.01)

### **Bedroom 1**

9'1" x 12'0" (2.79 x 3.66)

### **Bedroom 2**

9'6" x 6'10" (2.91 x 2.10)

### **Lounge**

14'8" x 11'6" (4.48 x 3.51)

### **Entrance Hall**

extends to 10'10" (extends to 3.31)

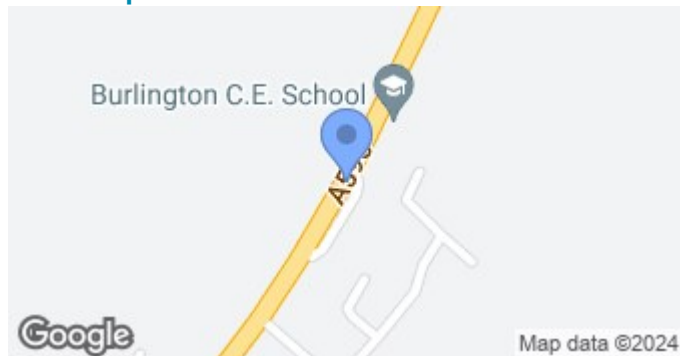


- Close to Bus Route and Train Station
  - Allocated Parking
  - Cul De Sac Location

- Gardens to the Front & Rear
  - No Chain
  - Council Tax Band - A



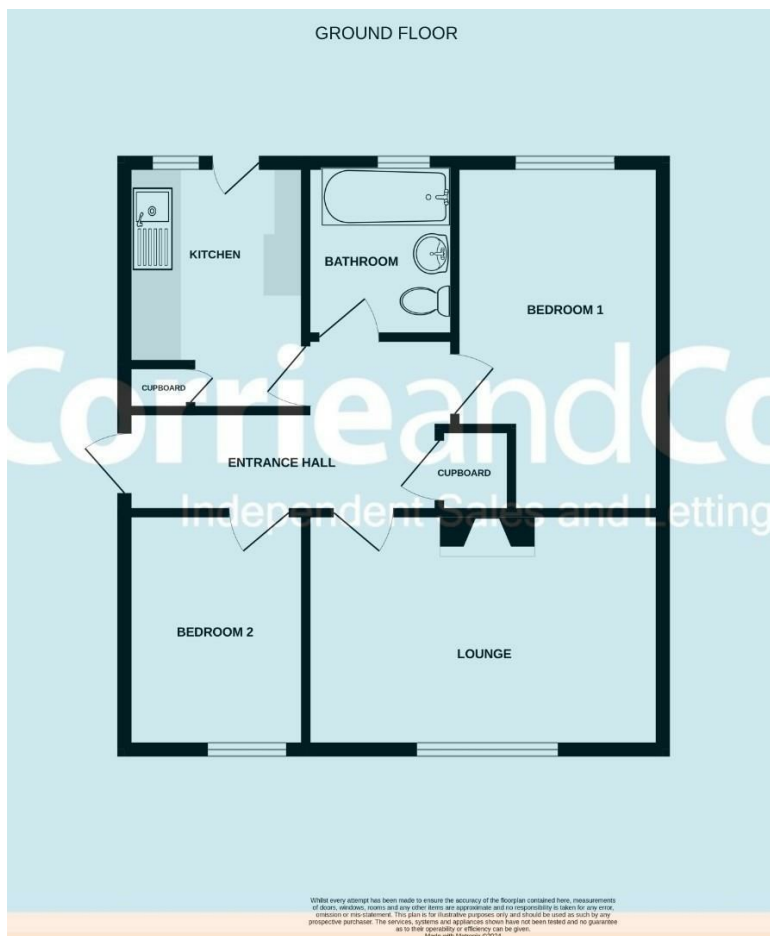
## Road Map



## 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.

