



## 58 Burlington Close

Kirkby-In-Furness, LA17 7UG

Offers In The Region Of £147,500



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# 58 Burlington Close

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## Offers In The Region Of £147,500



*A quaint one-bedroom true bungalow, perfectly positioned in a popular village location. Offering easy living on one level, this home is ideal for those looking to downsize, a single-person residence, or a smart investment opportunity. The property enjoys gardens to both the front and rear, providing pleasant outdoor space, and is offered with no upper chain for a straightforward purchase. Local Occupancy Restrictions apply.*

Step into the entrance hall which provides access to all rooms. The lounge is spacious and welcoming, complete with a gas fireplace set within a mahogany surround.

The kitchen has been fitted with a range of traditional white base and wall units, with space for a fridge freezer, washer and oven. A back door leads directly out to the garden.

The bedroom is a comfortable double in size and benefits from a useful built-in storage cupboard. The shower room has been fitted with a modern three-piece suite comprising a walk-in shower cubicle with thermostatic attachment, WC and wash hand basin.

Externally, the property offers private gardens to both the front and rear. The front garden is mature with lawn and shrubbery, while the rear garden is designed for low maintenance with slate chippings, a patio seating area and a practical outhouse.

### Entrance Hall

9'5" x 6'3" (2.890 x 1.908)

### Living Room

12'3" x 11'4" (3.737 x 3.464)

### Kitchen

8'4" x 7'1" (2.556 x 2.170)

### Bedroom

11'5" x 10'6" (3.489 x 3.203)

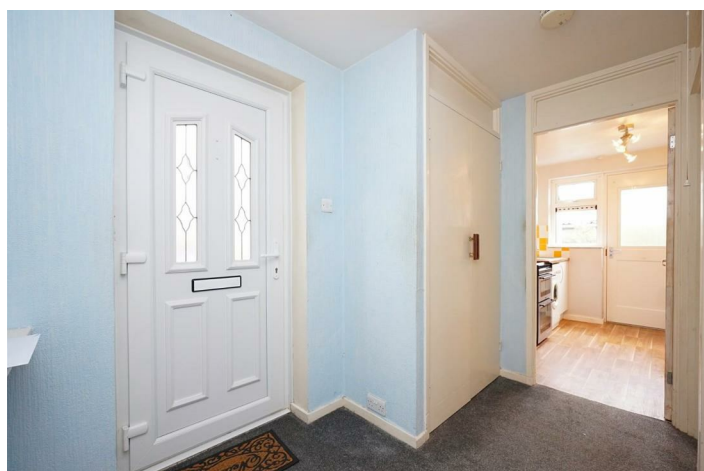
### Shower Room

6'2" x 5'8" (1.901 x 1.747)

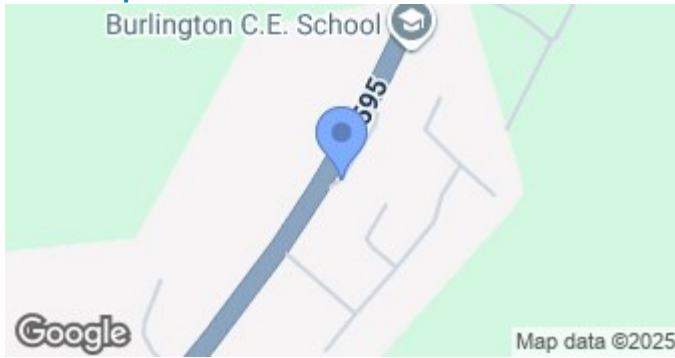


- True Semi Detached Bungalow
- Popular Village Location
- Local Occupancy Restrictions Apply

- Gardens to the Front & Rear
- No Upper Chain
- Superb Investment Opportunity



## Road Map



## Terrain Map



## Floor Plan

### Ground Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



Total area: approx. 38.4 sq. metres (412.9 sq. feet)

**58 Burlington Close, Kirkby**

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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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
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