

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 8 Birch Close

Barrow-In-Furness, LA13 0RQ

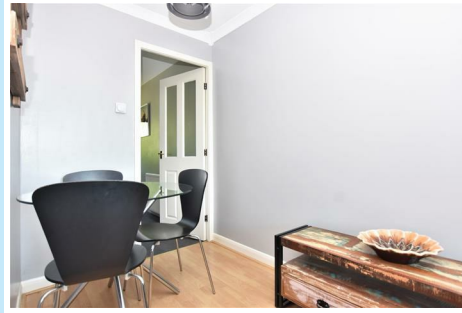
Offers In The Region Of £89,995



# 8 Birch Close

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*This first floor flat is ideal for a range of buyers and is situated in a sought-after Holbeck cul-de-sac location close to amenities. It boasts off road parking and neutral décor throughout with the added benefit of off road parking.*

Approaching the property which is set in an established quiet cul-de-sac you will find valuable off road parking and a raised pathway leading to the front door.

As you enter the property you ascend to the first floor hallway which provides access to the lounge diner, bathroom and bedroom. The lounge diner has been neutrally decorated with painted walls and wood effect flooring. The room boasts a feature fire place and covings with outstanding views from the elevated position. It also provides access to the kitchen which has been fitted with wood effect wall and base units with black laminate work surfaces and black subway brick tiled splashback. The integrated appliances include a single oven and a gas hob, there is also space for freestanding appliances. The bedroom is a generous size and has been neutrally decorated with white painted walls and wood effect flooring with built in storage. The bathroom has been fitted with a three piece suite comprising of a low level flush WC, pedestal sink and a bath with an over bath shower attachment.

## Entrance Hall

## Lounge/Diner

11'8" min 17'5" max x 11'5" (3.57 min 5.31 max x 3.49)

## Kitchen

5'4" x 13'3" (1.63 x 4.04)

## Bedroom

9'1" x 13'2" (2.77 x 4.03)

## Bathroom

6'0" x 5'5" (1.84 x 1.66)

- Ideal for a Range of Buyers
- Popular Location
- Neutral Décor Throughout
- Lovely views
- Off Road parking
- Double Glazing
- Gas Central Heating
- Council Tax Band - A



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

