

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



40 James Watt Terrace

Barrow-In-Furness, LA14 2TS

Offers In The Region Of £125,000



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This property is ideal for a variety of buyers and is located in a popular and convenient location close to BAE Systems and a stones throw away from local amenities. With stunning features including Victorian style fireplaces and tiling as well as boasting cornicing. This home offers both character and charm.

Set back from the road, with a convenient front forecourt leads you into the property, arriving into the entrance hallway. The hallway has been decorated with traditional style tiling, and cornice; providing access to the dining room and staircase. The living room has been neutrally decorated and boasts a bay window, picture rail, covings and a feature fire place.

The dining room has been neutrally decorated with half panelled walls, covings and a feature fire place, with marble style hearth. The kitchen has been fitted with wood effect wall and base units with black laminate work surfaces. The integrated appliances include a single oven, gas hob, stainless steel extractor fan and additional space for freestanding appliances.

To the first floor there are three bedrooms and a bathroom. The master bedroom is situated to the front aspect of the property and is a spacious room. It has been neutrally decorated with carpeting and picture rails. The second bedroom is another generously sized bedroom and has been neutrally decorated with painted walls, carpeting and boasts picture rails. The third bedroom is situated to the rear aspect of the property and has been neutrally decorated. 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.

To the rear of the property there is a yard area ideal for outdoor seating and entertainment.

Entrance Hall

16'2" x 3'1" (4.953 x 0.951)

Living Room

15'2" x 9'9" (4.641 x 2.987)

Dining Room

15'0" x 10'2" (4.580 x 3.104)

Kitchen

14'8" x 8'0" (4.482 x 2.447)

Landing

14'11" x 5'0" (4.559 x 1.549)

Bedroom One

13'5" x 12'8" (4.102 x 3.864)

Bedroom Two

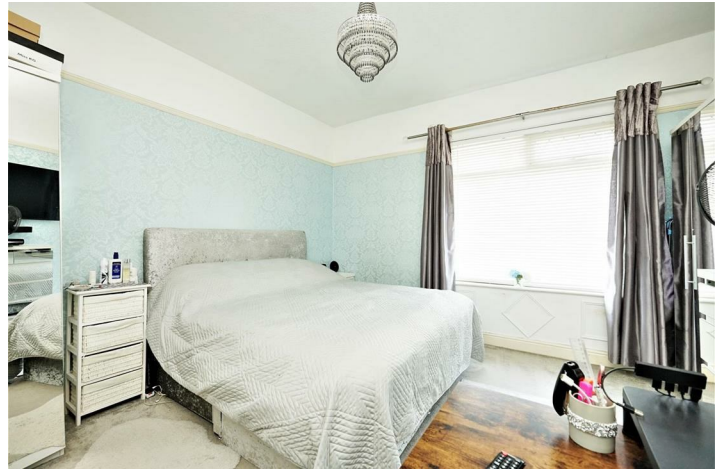
14'11" x 7'11" (4.561 x 2.426)

Bedroom Three

8'1" x 6'0" (2.477 x 1.849)

Bathroom

8'1" x 4'11" (2.477 x 1.507)



Road Map



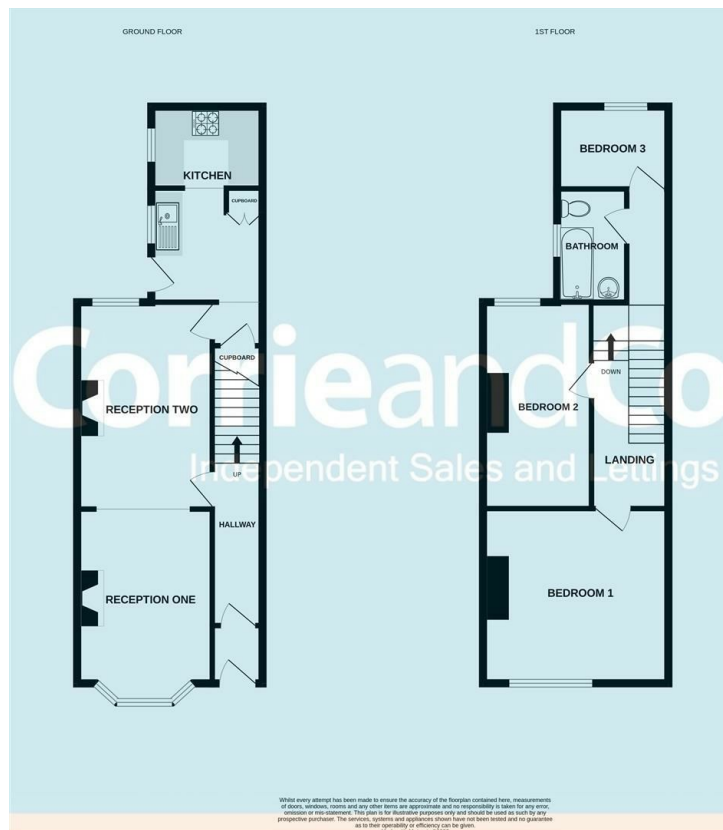
Hybrid Map



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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- 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.

