



## 12 South Row

Barrow-In-Furness, LA13 0HL

Offers In The Region Of £199,950

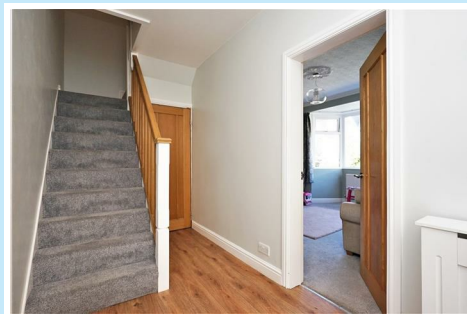




# 12 South Row

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**Offers In The Region Of £199,950**



*Situated in a popular residential location this extended semi detached family home offers spacious accommodation with a sociable layout and modern finishes. The property is close to the station, school and amenities.*

- Popular Location
- Modern Finishes
- Tasteful Décor
- Gas Central Heating
- Extended Property
- Close to School
- UPVC Double Glazing
- Council Tax Band - B

The ground floor of this property comprises of a lounge, kitchen and family room with the advantage of a ground floor WC. The lounge has been tastefully finished with plush carpeting, neutral décor and a multi fuel stove with rustic floating mantle. The kitchen has been fitted with a good range of handleless gloss finish base and wall cabinets with light oak shade worktops, integrated appliances and breakfast bar peninsula unit. The kitchen flows in to the family room which is neutrally finished with laminate floor and French doors to the garden.

To the first floor the landing provides access to the first and second bedrooms which are both carpeted with tasteful decor and the family bathroom which is fully tiled with a three piece suite comprising of a bath with shower, pedestal sink and close couple WC.

Externally to the south facing rear the garden backs on to trees and has a private feel with lawn area and patio.

## Entrance Hall

## Lounge

12'9" x 13'4" (3.90 x 4.07)

## Kitchen

13'1" x 10'8" (3.99 x 3.27)

## Family Room

16'2" x 9'10" (4.94 x 3.00)

## Ground Floor WC

5'10" x 2'9" (1.80 x 0.86)

## First Floor Landing

## Bedroom One

13'3" x 10'3" (4.05 x 3.13)

## Bedroom Two

10'4" x 12'11" (3.16 x 3.94)

## Bathroom

7'9" x 5'10" (2.38 x 1.79)





## Road Map



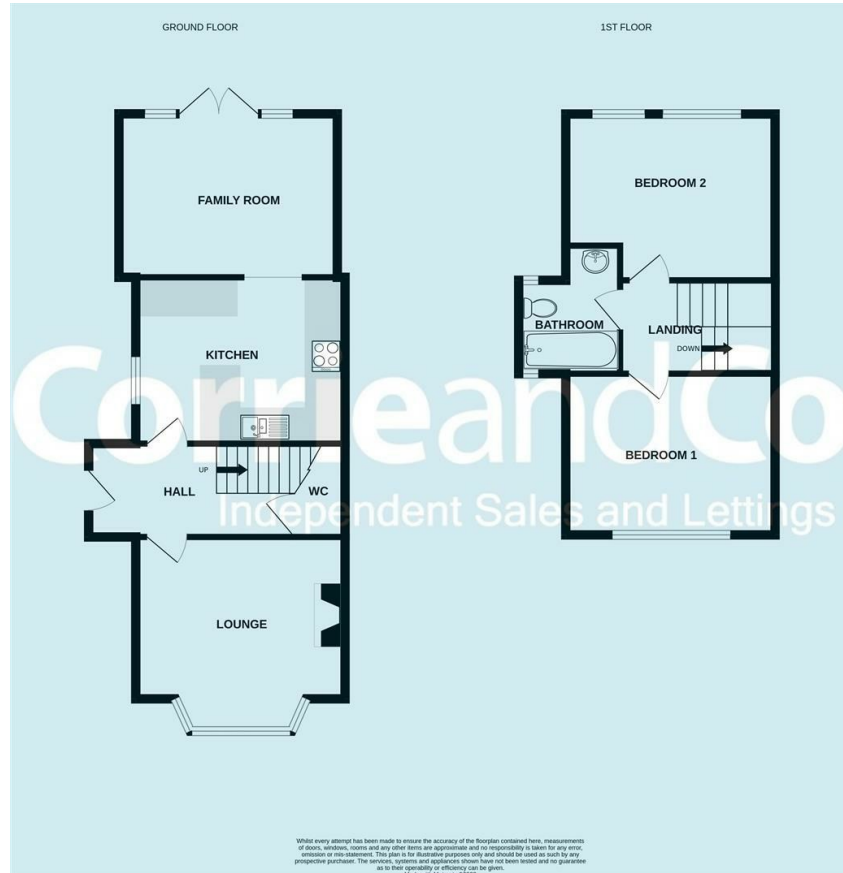
## Hybrid Map



## 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.

