



## 11 Aberdeen Street

Barrow-In-Furness, LA14 2QR

Offers Around £77,000





Two-bedroom terraced property, ideally situated in a sought-after location. The property is within easy reach of local shops, the Post Office, Co-op, and a variety of dining options. The local primary school, currently rated as "Good" by Ofsted, is in close proximity, perfect for families. Those employed at BAE will appreciate the short commute, with the property being within walking distance. Furthermore, excellent local bus routes provide convenient access to the town, which boasts superb train and bus links for commuting or leisurely travel. This freehold property is classified under Council Tax Band A and holds an EPC rating of D. It presents a fantastic opportunity for a host of potential buyers, including Buy to Let investors and First Time Buyers eager to make their first step onto the property ladder. The property benefits from double glazing and GCH, ensuring year-round comfort. It has also been recently decorated to a high standard throughout, offering a fresh and contemporary aesthetic. Don't let this opportunity pass you by - get in touch with us today for more details.

### Reception One

12'8" max x 14'3" max (3.88 max x 4.35 max )

### Reception Two

9'3" x 11'5" (2.83 x 3.48 )

### Kitchen

11'3" x 5'7" (3.44 x 1.71 )

### Bedroom One

11'3" x 12'7" max (3.43 x 3.85 max )

### Bedroom Two

7'3" x 6'5" (2.21 x 1.97 )

### Bathroom

12'2" max x 4'0" (3.72 max x 1.22)

- Ideal for Investors or First Time Buyers
  - Convenient Location
  - Close to Amenities
    - Rear Yard
  - No Onward Chain
  - Double Glazing
  - Gas Central Heating
  - Council Tax Band - A



## Road Map



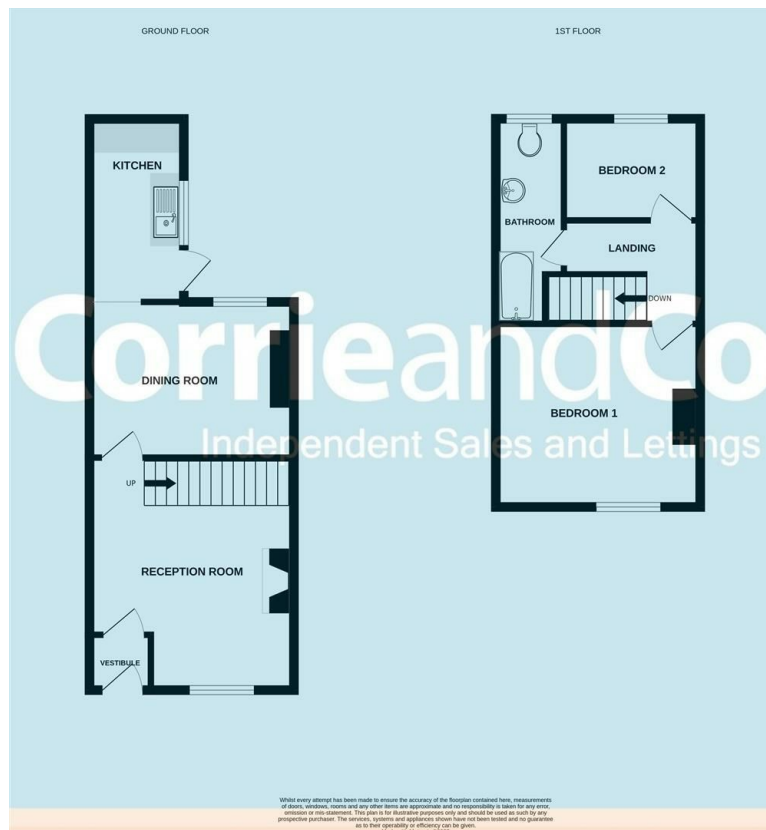
## Hybrid Map



## Terrain Map



## Floor Plan



Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
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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.

