



17 Coulton Street

Barrow-In-Furness, LA14 1QJ

Offers In The Region Of £69,995



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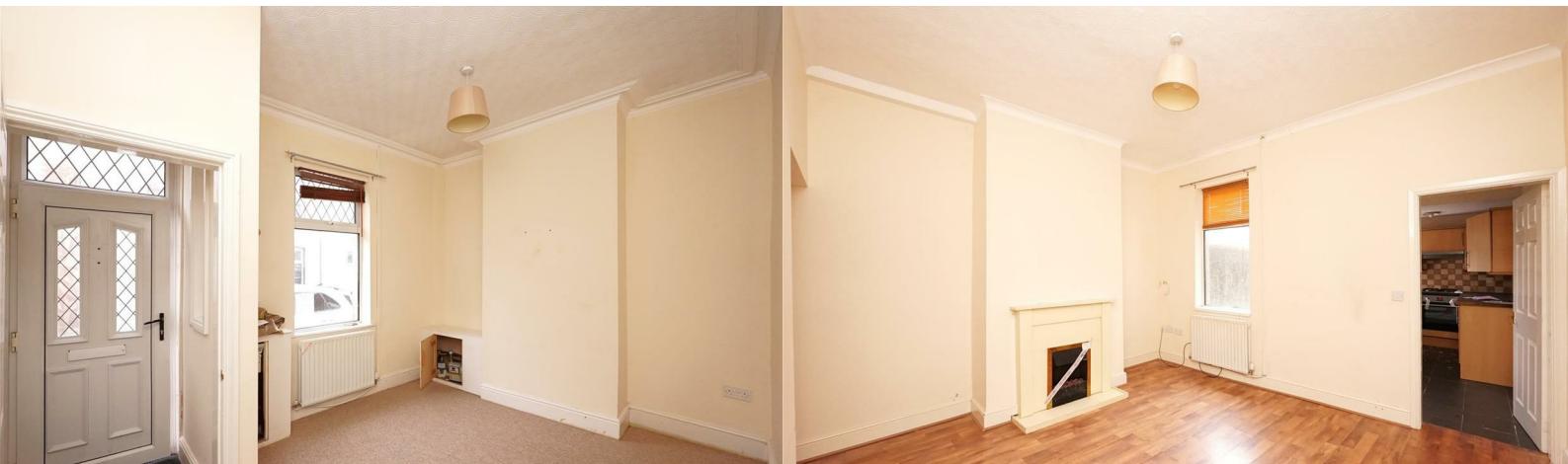
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Barrow-In-Furness, LA14 1QJ

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An excellent investment opportunity. This well proportioned home nestled with the heart of Barrow offers convenience and comfort. The neutrally decorated property would make an ideal addition to a rental portfolio or a cosy home for a first time buyer.

Upon entering the property you will find an entrance vestibule which flows in to the first reception room. The reception room has been decorated in neutral cream tones with fitted beige carpet. The second reception room has a central feature fireplace and laminate floor with cream walls.

The extended kitchen is of a good size and benefits from a range of oak effect flat fronted wall and base cabinets with metallic handles and black laminate worktops. A brown and cream tiled backsplash is complimented by neutral painted walls. Integrated appliances include an single electric oven and four ring gas hob with space for additional freestanding appliances.

To the first floor the landing provides access to both bedrooms which are carpeted with neutral décor and the bathroom which has been fitted with a three piece suite comprising of a pedestal sink, close couple WC and bath with shower attachment. The room is part tiled with vinyl flooring.

To the rear you will find a yard are with outbuilding for storage.

Reception One

12'0" x 10'1" (3.68 x 3.08)

Reception Two

11'10" x 11'9" (3.61 x 3.59)

Kitchen

13'4" x 6'7" (4.07 x 2.03)

Bedroom One

10'1" x 12'1" (3.08 x 3.70)

Bedroom Two

8'7" x 8'9" (2.62 x 2.67)

Bathroom

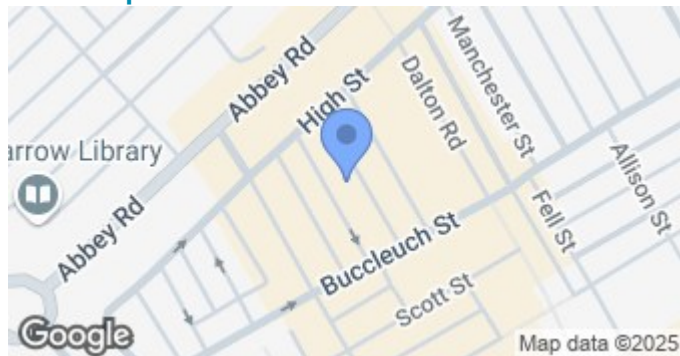
7'9" x 6'9" (2.38 x 2.06)



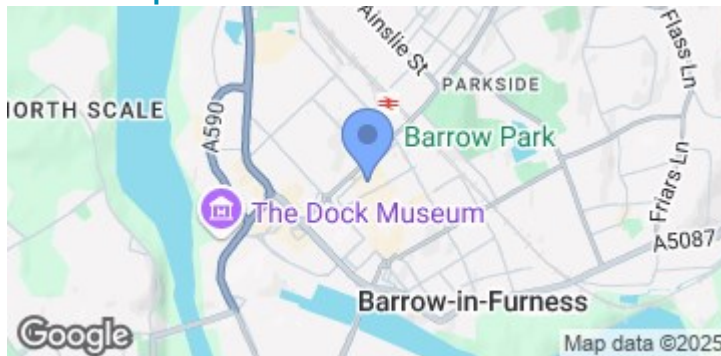
- Two Bedrooms
- Good Transport Links
- No Onward Chain
- Extended Kitchen
- Double Glazing
- Close to Amenities
 - Yard to Rear
- On Street Parking
- Gas Central Heating
- Council Tax Band - A



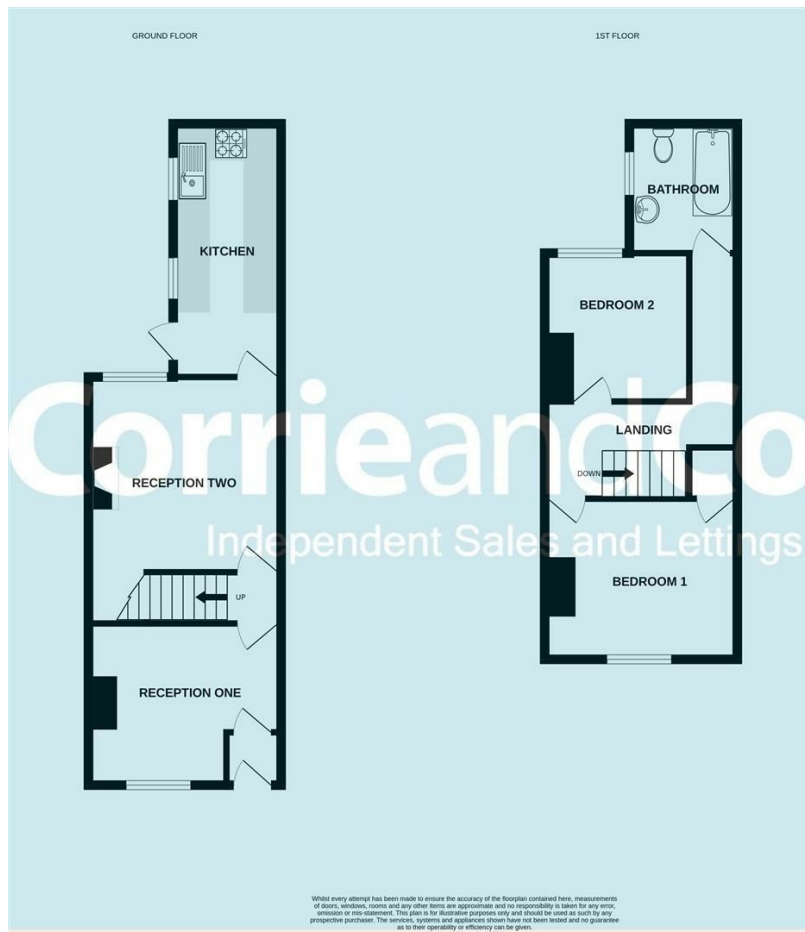
Road Map



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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		