

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 63 Queen Street

Barrow-In-Furness, LA14 5NY

Offers In The Region Of £105,000



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# 63 Queen Street

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## Offers In The Region Of £105,000



*This two bedroom terrace property, located in a sought-after area close to local amenities, is perfect for first-time buyers or investors. With no onward chain, this home features modern and neutral decor throughout, making it move-in ready. Enjoy the convenience of nearby shops, schools, and public transport.*

As you enter the property you arrive into the vestibule which provides access into the lounge. The lounge has been tastefully decorated with painted walls and carpeting, the room also boasts covings and a feature fireplace. The dining room is versatile for use and has been neutrally decorated with painted walls wood effect laminate flooring and covings, it allows access to the staircase and kitchen. The kitchen has been fitted with light grey wall and base units with wood effect work surfaces and tiled splashback, there is also space for freestanding appliances and an external door into the rear yard. The boiler was also newly fitted in July 2023.

To the first floor there are two bedrooms and a bathroom. The first bedroom is situated to the front aspect of the property and is a spacious room which has been tastefully decorated with grey painted walls and complimentary carpeting. The second bedroom has also been neutrally decorated with painted walls, grey carpeting and covings. The bathroom has been fitted with a three piece suite comprising of a WC, vanity sink and a bath with an over bath thermostatic rainfall shower attachment.

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

### Lounge

11'1" x 12'10" max (3.39 x 3.92 max )

### Dining Room

12'10" max x 9'0" (3.92 max x 2.76 )

### Kitchen

7'11" x 5'3" (2.43 x 1.61 )

### Bathroom

12'9" x 11'1" (3.91 x 3.39 )

### Bedroom One

### Bedroom Two

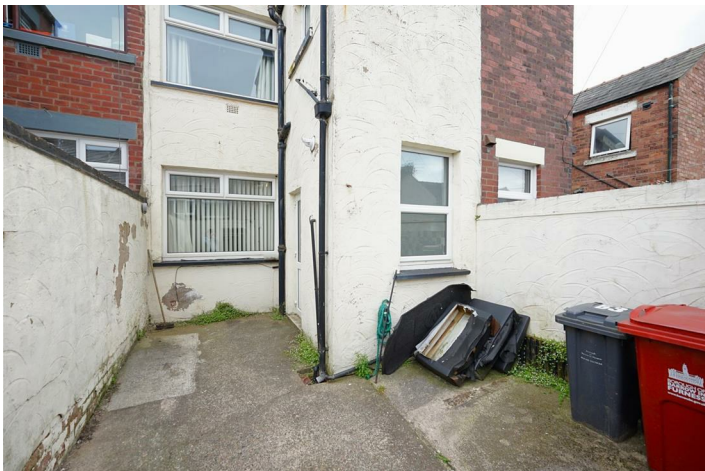
9'1" x 10'0" (2.77 x 3.07)

### Bathroom

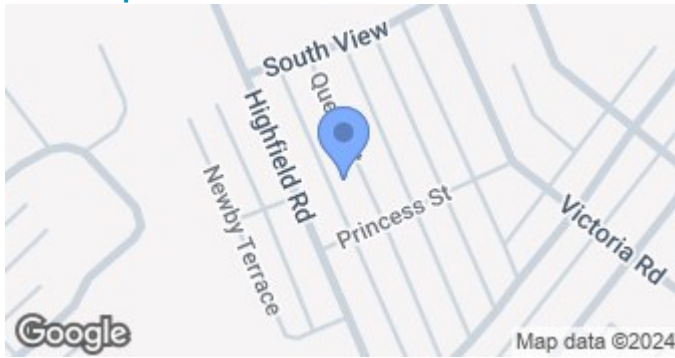
5'3" x 8'0" (1.62 x 2.44 )



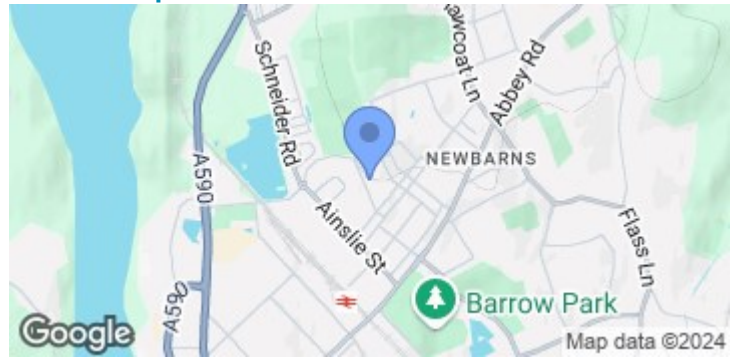
- Ideal for First Time Buyers or Investors
  - Neutral Decor Throughout
    - Close to Amenities
    - Double Glazing
    - Council Tax Band - A
  - Popular Location
  - No Onward Chain
    - Rear Yard
  - Gas Central Heating



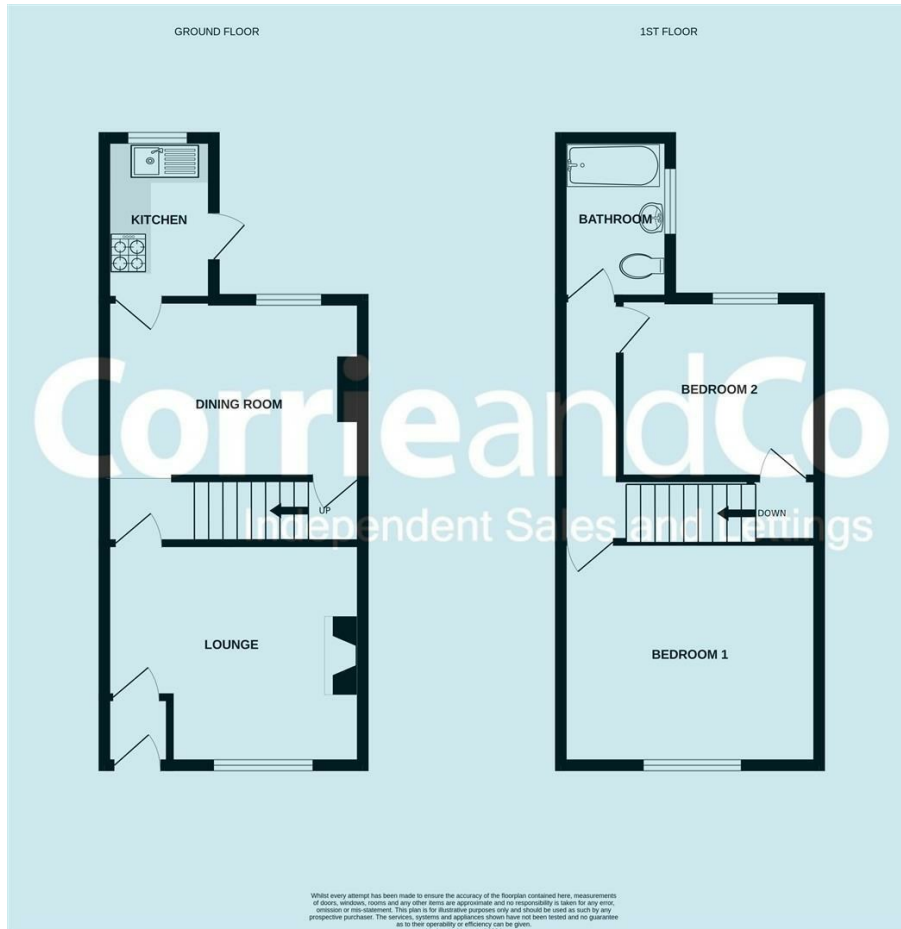
## Road Map



## 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.

