

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 112 Kent Street

Barrow-In-Furness, LA13 9QR

Offers In The Region Of £90,000



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*This charming two bedroom terrace, situated in a highly sought-after location, offers an ideal opportunity for first-time buyers or investors. Conveniently located close to various amenities, this property features a welcoming living space, a functional kitchen, and two comfortable bedrooms. Additional benefits include a no onward chain sale and a rear yard, perfect for outdoor relaxation.*

As you enter the property you arrive into the vestibule which provides access to the lounge. The lounge has been tastefully decorated and fitted with carpeting, the room boasts a feature fireplace. The lounge provides access to the kitchen and staircase. The kitchen has been fitted with white shaker style wall and base units with marble effect work surfaces and ample space for freestanding appliances.

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

To the rear of the property there is a spacious 'yarden' ideal for outdoor seating and relaxation.

### Lounge

9'7" x 12'4" (2.94 x 3.77 )

### Kitchen

11'2" x 10'4" (3.42 x 3.16 )

### Bedroom One

11'3" x 12'3" (3.45 x 3.75 )

### Bedroom Two

5'5" x 10'0" (1.67 x 3.05 )

### Bathroom

5'5" x 7'1" (1.67 x 2.17 )

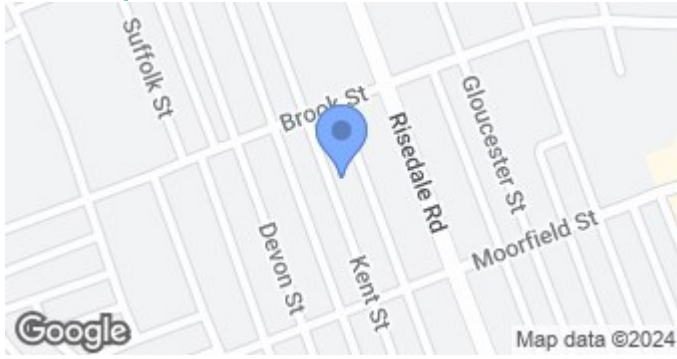
### Loft Room



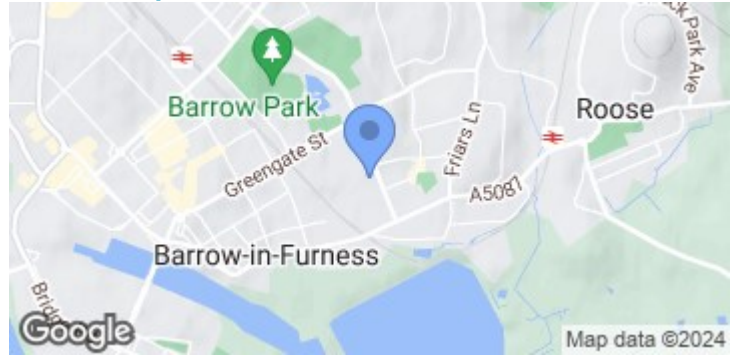
- Ideal for First Time Buyers or Investors
  - No Onward Chain
  - Rear 'Yarden'
  - Gas Central Heating
- Convenient Location
  - Close to Amenities
  - Double Glazing
  - Council Tax Band - A



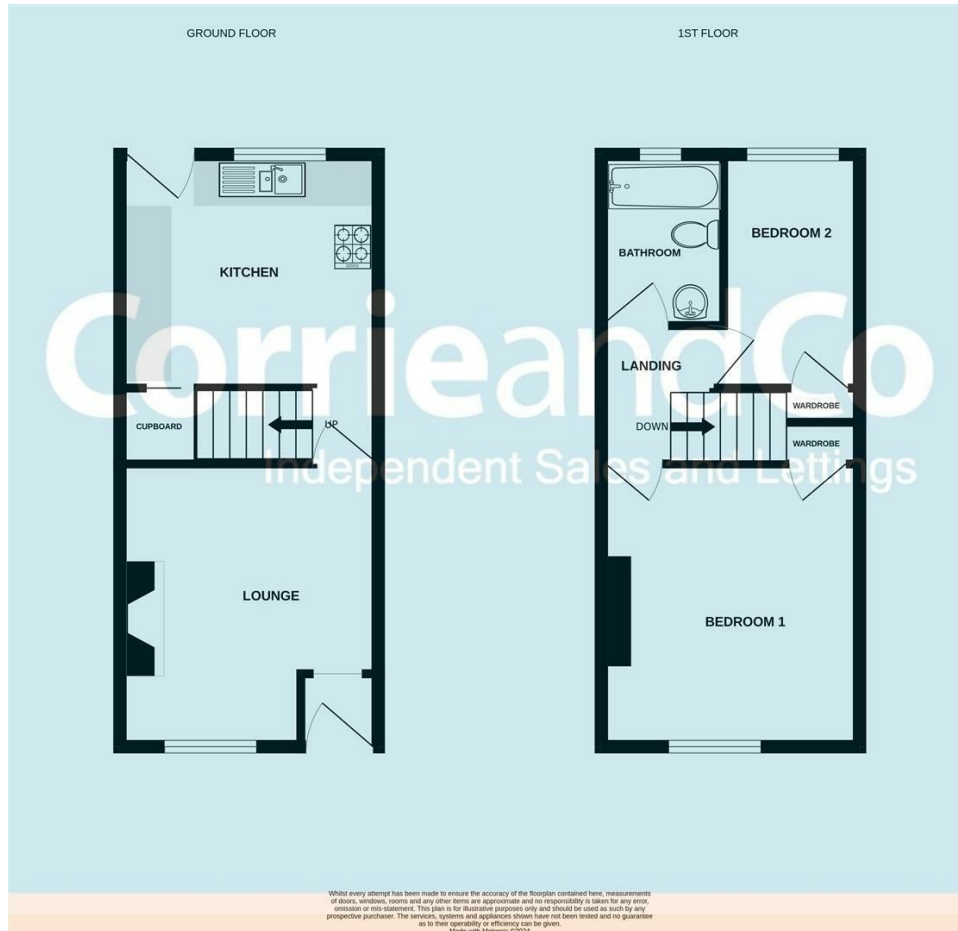
## Road Map



## 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.

