

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 1 Powerful Street

Barrow-In-Furness, LA14 3QH

Offers In The Region Of £250,000



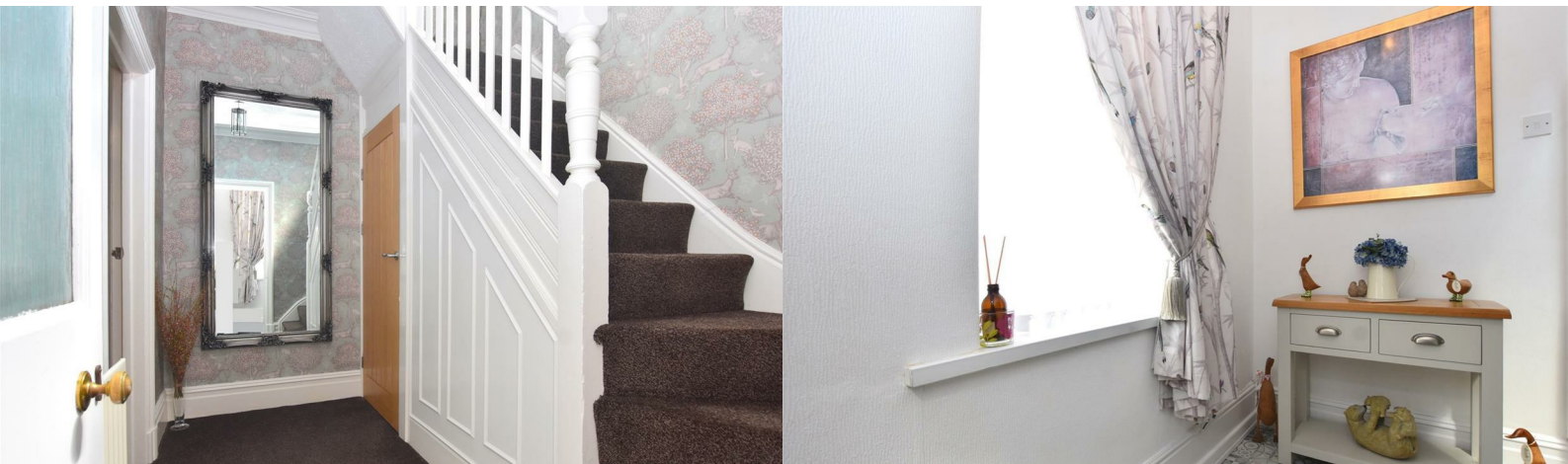
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# 1 Powerful Street

Barrow-In-Furness, LA14 3QH

## Offers In The Region Of £250,000



*An exciting opportunity to purchase this unique and spacious corner property. Situated in a highly sought after location within easy reach of the Promenade and beaches, plus local amenities. Briefly comprising two generous reception rooms, three double bedrooms, spacious enclosed rear yard with storage and single garage.*

On approaching this fore courted property, you enter one of two hallways, with decorative tiled flooring affording access to the second inner hallway, access to the lounge and staircase. The lounge, is light and airy with high ceiling and has been tastefully decorated and boasts, Victorian style panelling and a feature fireplace. The kitchen has been fitted with cream wall and base units with black laminate work surfaces and tiled splashback. The integrated appliances include a double oven, gas hob, extractor fan and two fridges. The dining room is a great addition to the property and is versatile for use which has been neutrally decorated with grey painted walls, carpeting and boasts covings.

To the first floor, you are greeted by a light and airy landing, tastefully decorated and with high ceilings and feature window. With access from the landing are three, large double bedrooms, all beautifully decorated with built in storage. The bathroom has been fitted with a three piece suite comprising of a WC, vanity sink and a bath with an over head shower.

To the rear of the property there is a patio yard area ideal for outdoor seating and relaxation. Single garage is accessed through the yard, with additional outbuilding storage. Power and water.

### Entrance Porch

### Reception One

12'3" x 14'9" (3.74 x 4.52)

### Reception Two

12'9" x 12'11" (3.90 x 3.94)

### Kitchen

12'8" x 10'10" (3.87 x 3.31)

### Utility

3'1" x 4'10" (0.96 x 1.48)

### Bedroom One

13'1" x 12'10" (4.00 x 3.93)

### Bedroom Two

12'4" x 13'1" (3.77 x 4.00)

### Bedroom Three

12'4" x 15'0" (3.78 x 4.59)

### Bathroom

7'4" x 6'0" (2.25 x 1.84)

### Garage and Outbuildings

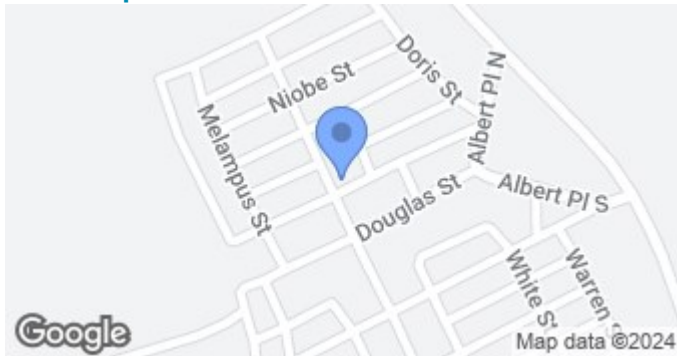


- Ideal for a Range of Buyers
- Tasteful Decor Throughout
- Garage, Store & Large Yard
  - Gas Central Heating

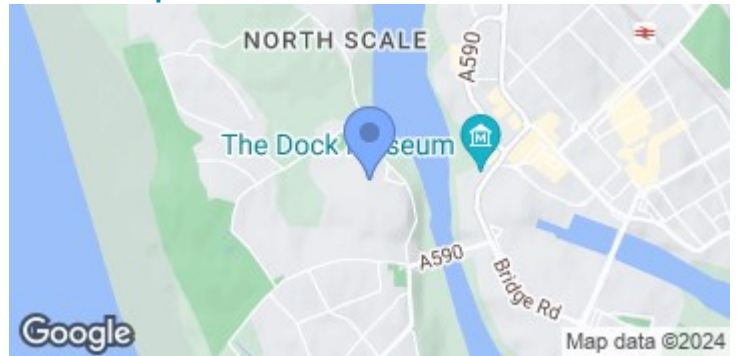
- Popular Location
- Victorian Features - High Ceilings
- Generous Room Sizes
- Council Tax Band - B



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	
		79	61