

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 39 Mount Pleasant

Barrow-In-Furness, LA14 2HP

Offers In The Region Of £74,950



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# 39 Mount Pleasant

Barrow-In-Furness, LA14 2HP

## Offers In The Region Of £74,950



*This two bedroom terrace property is ideally situated in a convenient location, close to various amenities. Featuring no onward chain, it presents an excellent opportunity for a range of buyers. The property, in need of modernisation, offers great potential to add personal touches and value.*

As you approach the property there is a forecourt area which has lawn and a pathway to the front door.

As you enter the property you arrive into the vestibule which provides access into the first reception room. The first reception room is a generous size which has been tastefully decorated. The second reception room is also a generous size and boasts a feature fire and covings. The kitchen has been fitted with white shaker style wall and base units with black laminate work surfaces. There is ample space for freestanding appliances and a dining table.

To the first floor there are two bedrooms and a bathroom. The first bedroom is a generously sized room which boasts covings. The second bedroom is situated to the rear aspect of the property and has been neutrally decorated. The bathroom has been fitted with a three piece suite comprising of a WC, pedestal sink and a bath with an over bath shower attachment.

To the rear of the property there is a yard ideal for outdoor seating, relaxation or storage.

### Reception One

13'0" x 10'11" (3.97 x 3.34)

### Reception Two

12'9" max x 12'9" (3.89 max x 3.89)

### Kitchen

6'2" x 18'10" (1.88 x 5.75)

### Bedroom One

11'0" x 12'11" (3.36 x 3.96)

### Bedroom Two

6'5" x 13'5" (1.97 x 4.10)

### Bathroom

6'2" x 9'8" (1.90 x 2.95)



- Ideal for a Range of Buyers
  - No Onward Chain
  - Rear Yard
  - Gas Central Heating
- Convenient Location
- Close to Amenities
- Double Glazing
- Council Tax Band - A



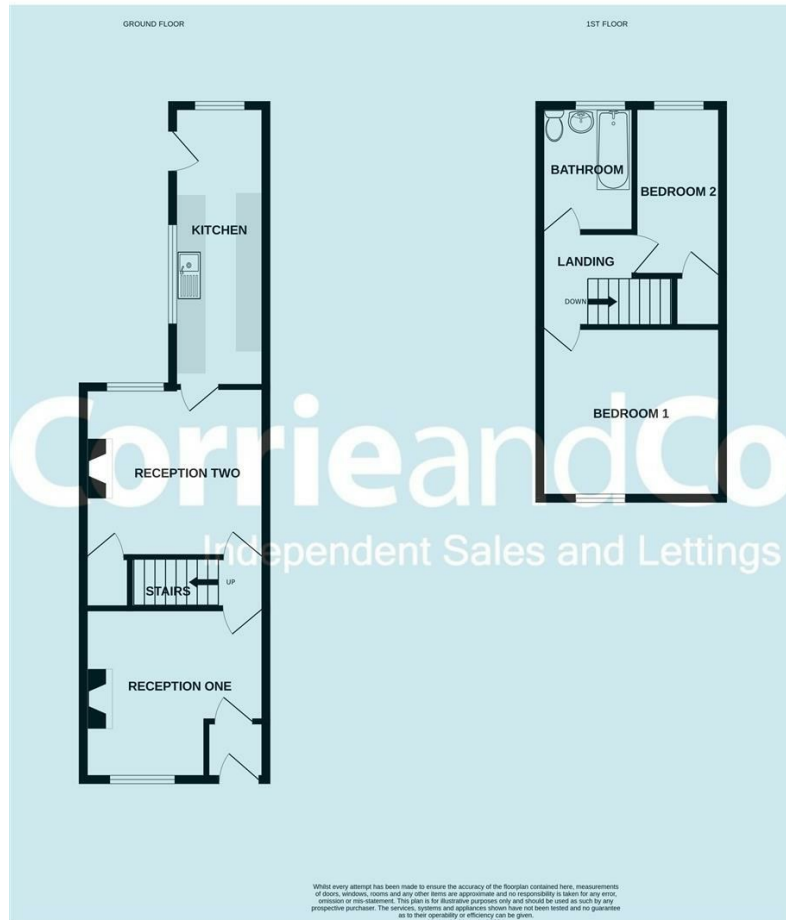
## Road Map



## 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.

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