

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 2 Highlands Grove

Barrow-In-Furness, LA13 0AJ

Offers In The Region Of £210,000



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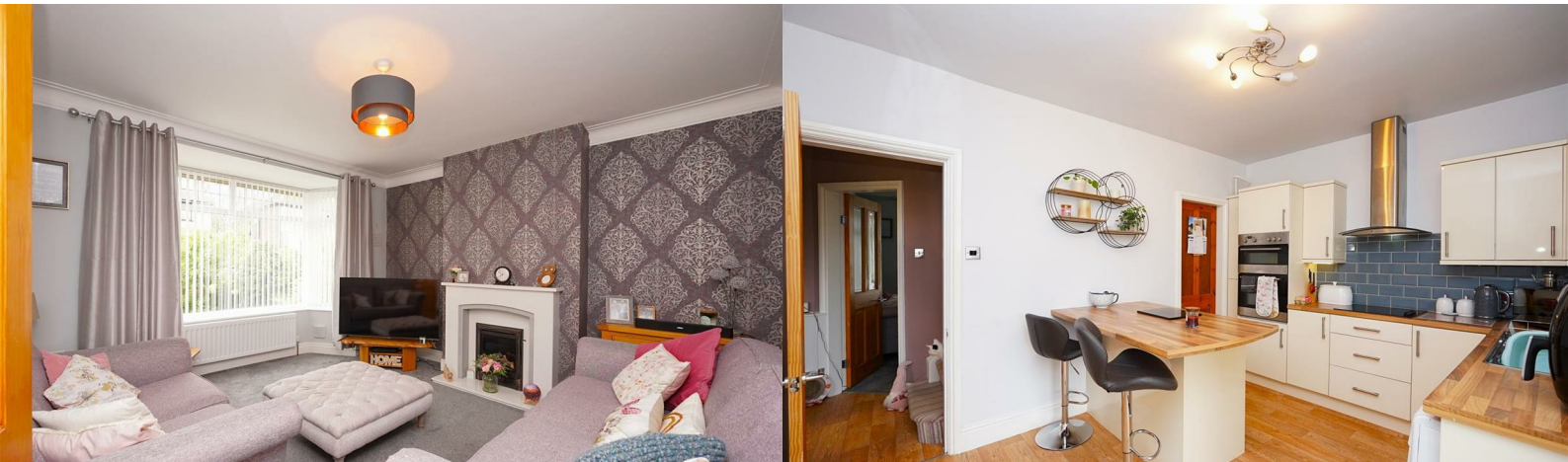
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# 2 Highlands Grove

Barrow-In-Furness, LA13 0AJ

## Offers In The Region Of £210,000



*This two bedroom semi-detached property, located in a sought-after area close to various amenities, features modern decor throughout. It is perfect for a range of buyers and includes the added convenience of off-road parking. The property boasts well-maintained gardens at both the front and rear, offering outdoor spaces for relaxation and enjoyment.*

As you approach the property there is off road parking and a lawned area which allows access to the property.

Upon entering the property you arrive into the entrance hallway which provides access to the living room, kitchen diner and staircase. The living room is situated to the front aspect of the property and has been tastefully decorated and fitted with carpeting. The room also boasts covings and a feature fireplace. The kitchen diner has been fitted with cream gloss wall and base units with wood effect work surfaces and subway brick tiled splashback. The integrated appliances include a double oven, induction hob, stainless steel extractor fan. There is also space for freestanding appliances and a breakfast bar area. The sun lounge is a great addition to the property and is a light and airy room which provides an indoor outdoor feel.

To the first floor there are two bedrooms and a bathroom. The first bedroom has been tastefully decorated with painted walls, a feature wall and carpeting. The second bedroom has been neutrally decorated and is a generously sized room. 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 private garden with patio, lawn and a raised patio area ideal for outdoor seating and relaxation.

### Entrance Hall

6'0" x 5'1" (1.835 x 1.562)

### Living Room

14'7" x 12'10" (4.468 x 3.917)

### Kitchen-Dining Area

12'9" x 9'9" (3.902 x 2.973)

### Sun Lounge

10'6" x 6'10" (3.212 x 2.105)

### Landing

7'1" x 5'11" (2.172 x 1.820)

### Bedroom One

12'9" x 9'8" (3.910 x 2.953)

### Bedroom Two

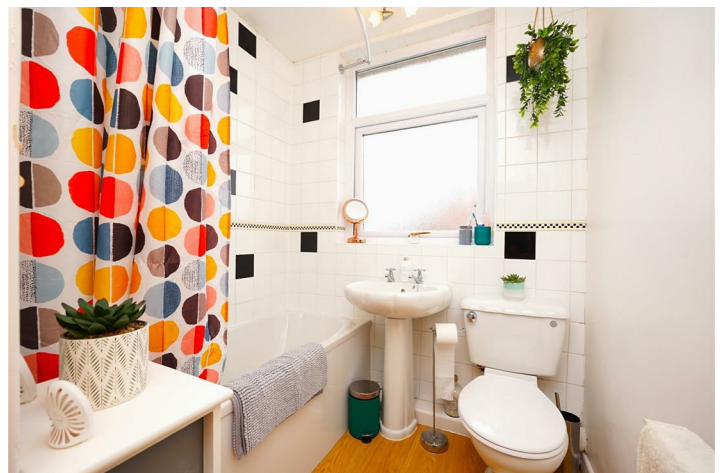
12'10" x 9'8" (3.937 x 2.963)

### Bathroom

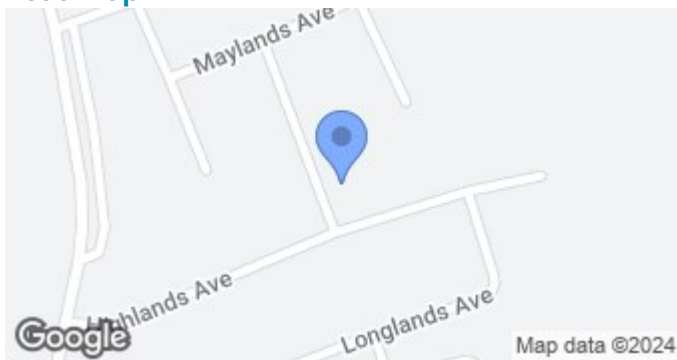
7'9" x 5'11" (2.387 x 1.819)



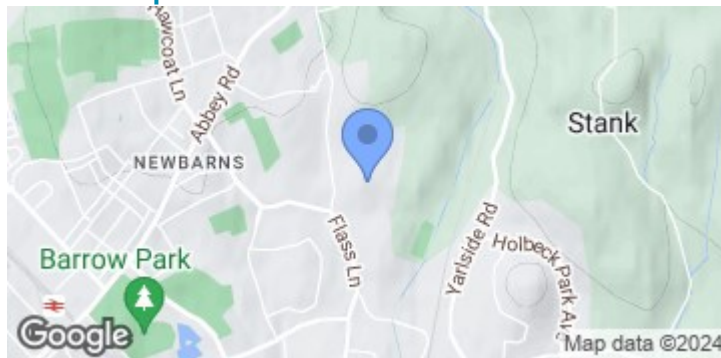
- Ideal for a Range of Buyers
- Garden to Front and Rear
  - Close to amenities
  - Double Glazing
- Council Tax Band - B
- Popular Location
- Modern Decor Throughout
  - Off Road Parking
  - Gas Central Heating



## 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.

| 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                             |   | 71                      | 85        |
|   |   | EU Directive 2002/91/EC |           |