



## 22 Abbots Vale

Barrow-In-Furness, LA13 9PA

Offers In The Region Of £179,950



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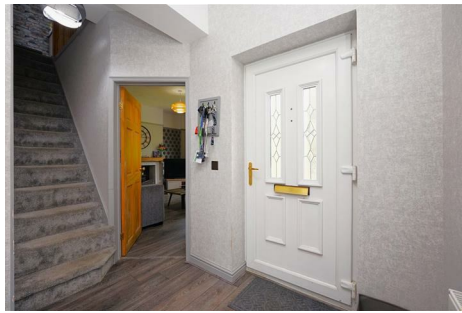
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# 22 Abbots Vale

Barrow-In-Furness, LA13 9PA

**Offers In The Region Of £179,950**



***This delightful end terrace house boasts two reception rooms, and two cosy bedrooms and features a beautifully decorated interior, creating a warm and inviting atmosphere throughout. The detached garage provides additional storage or parking options and the gardens to the front and rear of the property offer a lovely outdoor space to enjoy some fresh air or perhaps indulge in a spot of gardening.***

As you enter the property you arrive into the entrance hallway which provides access to both the lounge room, sitting room and the staircase. The lounge has been tastefully decorated with laminate flooring and boasts picture rails and a feature fireplace central to the room. The lounge provides access into the kitchen. The kitchen has been fitted with a good range of wood effect shaker style wall and base units with laminate effect work surfaces. The integrated appliances include a single oven, gas hob and extractor fan and there is ample space for free standing appliances. The sitting room is to the rear aspect of the property and could be used as a bedroom, sitting room or office. It boasts French doors that open into the garden and has been decorated with laminate flooring and a modern feature wall.

To the first floor you will find two spacious bedrooms and one family sized bathroom. The first bedroom is to the front aspect of the property and boasts two generously sized windows creating a light, bright and airy feeling complimenting the neutral modern décor. The second bedroom is to the rear aspect of the property and has ample space and similar décor to the first bedroom. The bathroom has been decorated with a herringbone laminate flooring, neutral walls and tiling and comprises of a low level flush WC, pedestal sink and bath with over head shower attachment.

To the rear you will find a lawned garden, with ample space for relaxing or enjoying activities, and a detached garage offering extra storage space and off road parking.

## Lounge

13'11" x 12'5" (4.26 x 3.79)

## Sitting Room

9'8" x 13'9" (2.95 x 4.21 )

## Kitchen

13'8" max x 8'9" (4.19 max x 2.67 )

## Bedroom One

14'1" x 9'4" (4.30 x 2.85 )

## Bedroom Two

14'0" x 9'3" (4.27 x 2.82)

## Bathroom

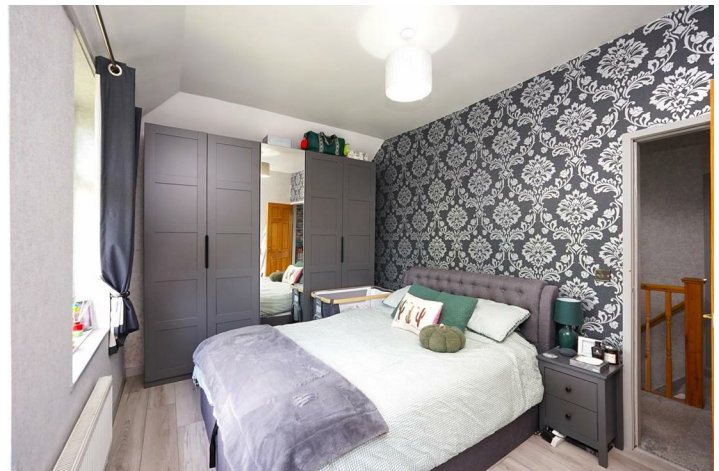
9'3" x 5'2" (2.82 x 1.59 )

## Detached Garage

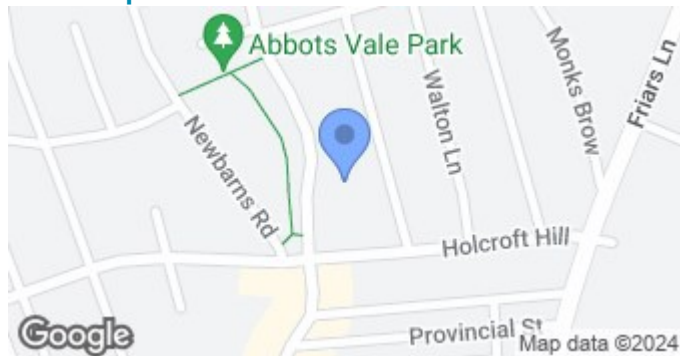
21'5" x 10'5" (6.55 x 3.18)



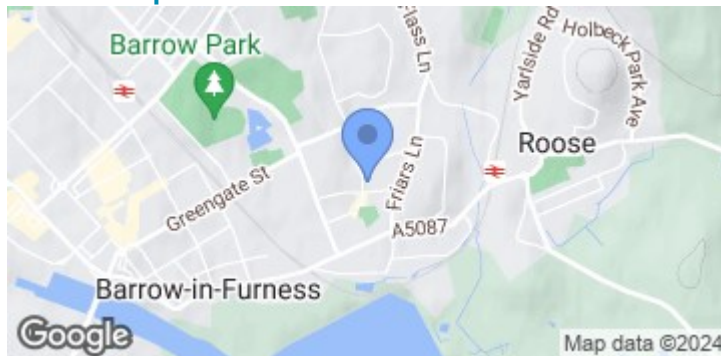
- Ideal For A Range Of Buyers
- Lovely Decor Throughout
  - Detached Garage
  - Council Tax Band - A
- Garden To Front And Rear
  - Close To Amenities
  - Gas Central Heating
  - Double Glazing



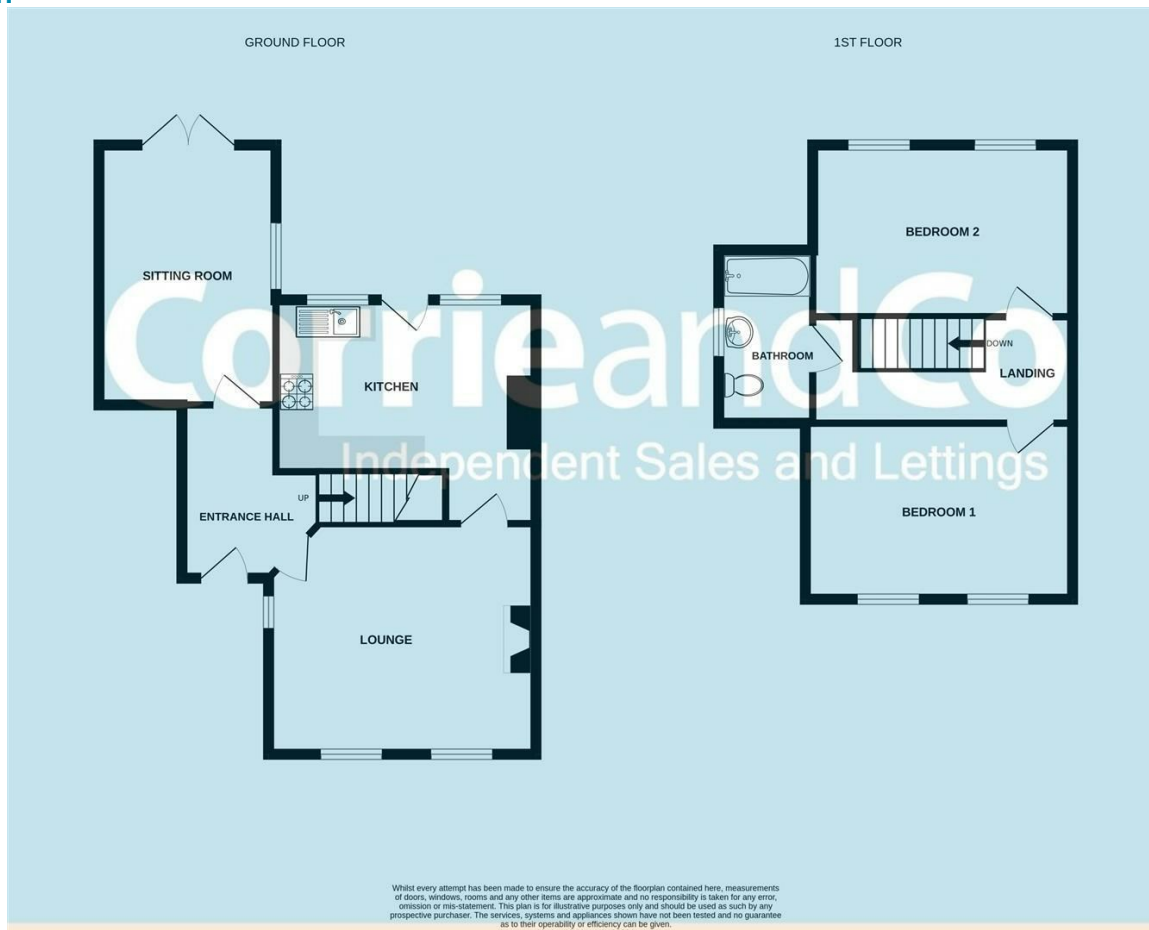
## Road Map



## 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.

