

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 6 Worcester Street

Barrow-In-Furness, LA13 9RU

Offers In The Region Of £69,950





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## Offers In The Region Of £69,950



*Situated within a popular residential area this traditional two bedroom terraced home would make an ideal investment for a first time buyer or landlord. The home is offered with vacant possession, no onward chain and although requiring some modernisation, this has been reflected in the asking price.*

Upon entering the home the entrance vestibule leads in to the first reception room which has been decorated in grey with vinyl flooring. The second reception room has been finished in a coordinating style to the first and flows in to the kitchen. The kitchen has been fitted with a good range of white traditional style wall and base cabinets with cream laminate worktops and tiled backsplash.

To the first floor you will find two double bedrooms which have been decorated in a coordinating style with grey walls and vinyl flooring. The bathroom is accessed via the second bedroom and has a three piece suite comprising; a bath with electric shower attachment, low level WC and pedestal sink.

Externally to the rear you will find a paved yard area with the advantage of a workshop/outbuilding with light and power.

### Reception One

10'2" x 12'0" (3.11 x 3.67)

### Reception Two

12'5" x 12'0" (3.80 x 3.67)

### Kitchen

9'4" x 6'1" (2.85 x 1.86)

### Bedroom One

11'11" x 12'6" (3.64 x 3.82)

### Bedroom Two

10'3" x 10'9" (3.13 x 3.30)

### Bathroom

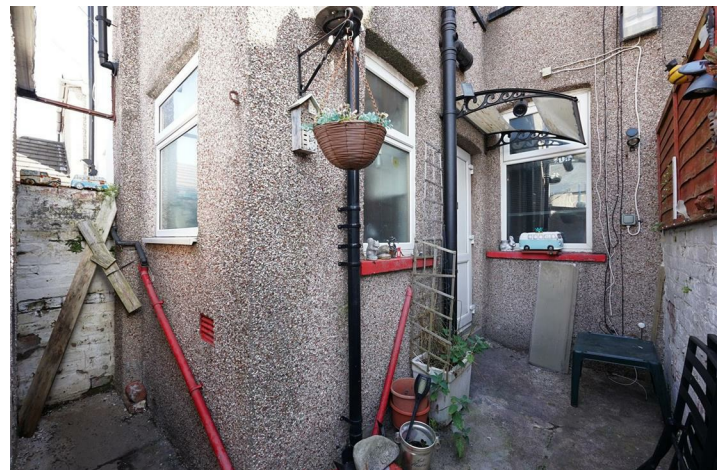
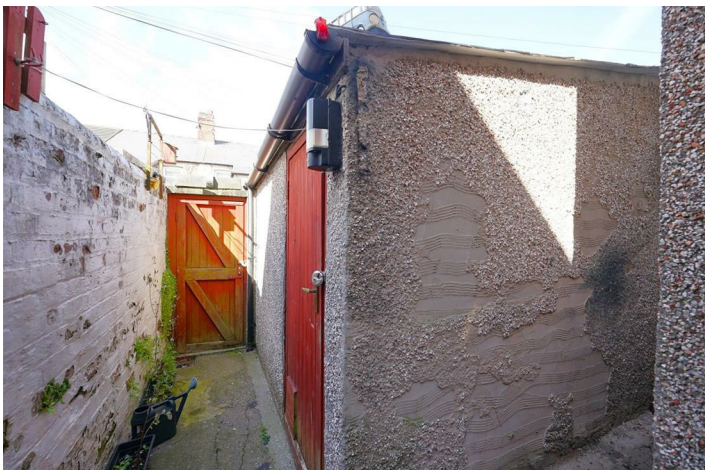
9'4" x 6'3" (2.86 x 1.91)

### Workshop/Outbuilding

10'2" x 8'7" (3.10 x 2.63)



- Vacant Possession
- Excellent Investment Opportunity
- Gas Central Heating
- Council Tax Band - A
- No Onward Chain
- Outbuilding
- Double Glazing
- Close to Amenities





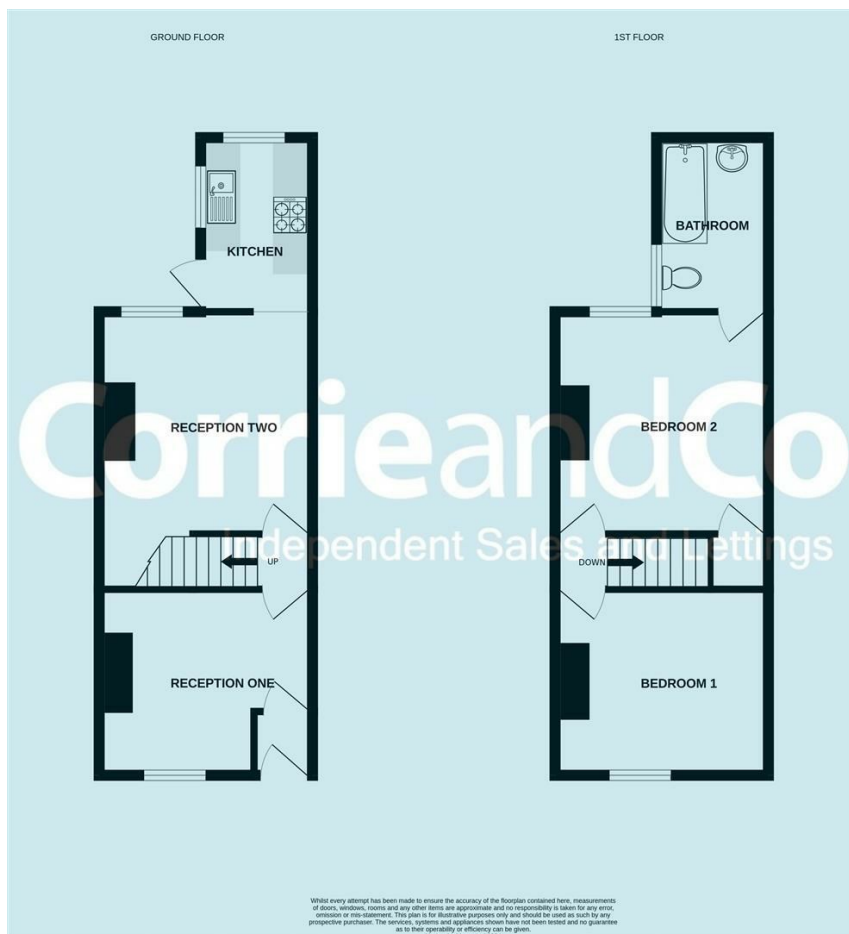
## Road Map



## 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	