



## 22 Amphitrite Street South

Barrow-In-Furness, LA14 3EW

Offers In The Region Of £145,000



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# 22 Amphitrite Street South

Barrow-In-Furness, LA14 3EW

## Offers In The Region Of £145,000



*This three-bedroom terrace property is ideally situated in a popular location, close to local amenities, making it perfect for a variety of buyers. With no onward chain, the home offers convenience and ease for prospective owners. The property features gardens at both the front and rear, providing ample outdoor space. Boasting a fabulous new kitchen and updated décor, this property is ideal for immediate occupation.*

As you approach the property there is a front garden with lawn and a walkway which provides access to the property.

Upon entering the property you arrive into an entrance hall which provides access to the staircase and lounge. The lounge has been neutrally decorated and fitted with wood flooring and boasts covings, a feature fireplace and a bow window. The room also provides access to the kitchen diner. The kitchen diner has been fitted with a new kitchen comprising matte grey wall and base units with black laminate work surfaces, matte black handles and grey marble style backsplash. The integrated appliances include a single oven and electric hob. There is also ample space for freestanding appliances.

To the first floor there are three bedrooms, a wet room and a WC. The master bedroom is situated to the front aspect of the property and is a generous size. The second and third bedrooms have both been fitted with wood effect flooring. The wet room has been fitted with a shower attachment and a vanity sink.

To the rear of the property there is a garden with lawn and patio areas ideal for outdoor seating and relaxation.

### Lounge

17'2" x 10'10" (5.25 x 3.32 )

### Kitchen Diner

12'3" x 14'2" (3.75 x 4.34 )

### WC

2'5" x 4'11" (0.75 x 1.52)

### Bedroom One

10'11" x 11'7" (3.33 x 3.54 )

### Bedroom Two

6'7" x 9'1" (2.03 x 2.77 )

### Bedroom Three

10'5" x 6'6" (3.18 x 2.00)

### Wet Room

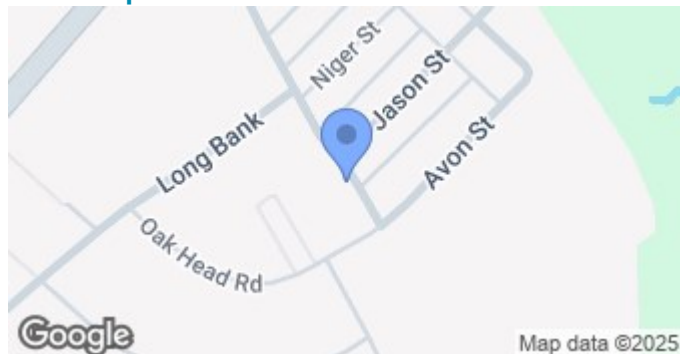
6'9" x 5'4" (2.08 x 1.64)



- Ideal for a Range of Buyers
- Garden to Front and Rear
  - No Onward Chain
  - Gas Central Heating
  - New Kitchen
- Popular Location
- Close to Amenities
  - Double Glazing
- Council Tax Band - A
- Recently Decorated



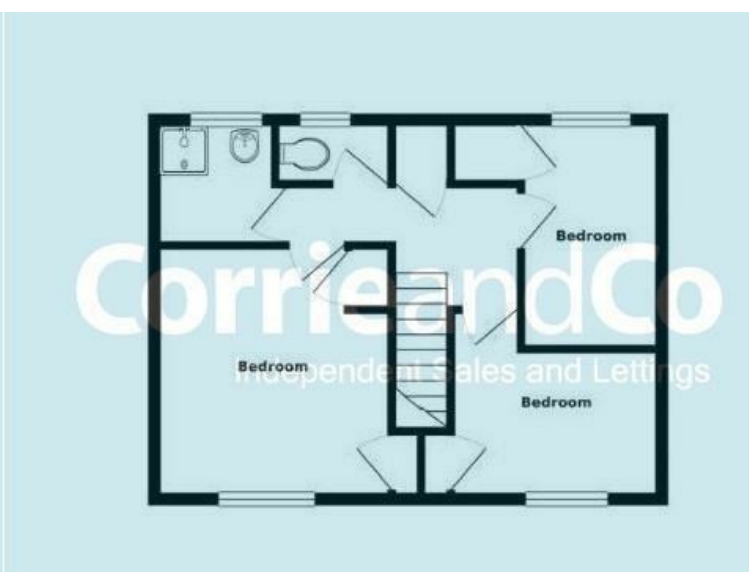
## Road Map



## 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>                             |         |           |
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