

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



2 Hill Road

Barrow-In-Furness, LA14 4HA

Offers In The Region Of £375,000



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Fantastic Location! Situated in arguably one of the most desirable areas of Barrow, this characterful and traditional semi detached home is perfect for growing families. Benefitting from three reception rooms, ground floor WC and utility room with spacious gardens.

Approach

A lovely private entrance to the property with shrubberies, plant boarders and a blocked paved driveway suitable for a number of cars.

Entrance Hallway

15'7" x 4'9" (4.75 x 1.45)

The hallway is accessed through the entrance porch which has beautiful stained glass windows. The hallway has been fitted with original patterned quarry tile flooring with cornice and dado rail. There is a stunning original stained spindled staircase with traditional panelling.

Living Room

15'0" x 15'7" (4.58 x 4.77)

The room features an inset gas fire with stone effect fire surround, large bay window, original picture rail and cornice.

Sitting Room

15'1" x 12'0" (4.60 x 3.66)

Tastefully decorated in neutral colours with beige carpeting. The room boasts a bay window, inset gas fire with wooden surround, original cornice and picture rail.

Dining Room

11'8" x 10'9" (3.56 x 3.28)

Currently being used as a dining room with the benefit of a traditional style range, grey carpet and dado rail.

Kitchen

8'5" x 10'0" (2.59 x 3.06)

The kitchen has been fitted with duck egg blue traditional style wall and base units with oak effect laminate work surfaces and complimentary block effect tiled splashback. The integrated appliances include a single oven, four ring gas hob, extractor fan and 1.5 white bowl ceramic sink with traditional style mono tap.

Utility Room

10'7" x 8'7" (3.24 x 2.63)

Large double Belfast sink with space and plumbing for a washing machine and dishwasher there is also space for fridge freezer with access to the garden and downstairs WC.

Downstairs WC

4'3" x 2'11" (1.30 x 0.89)

High level flush WC with neutral décor.

Master Bedroom

12'6" x 11'11" (3.83 x 3.65)

Front facing with built in cream wardrobes.

Bedroom Two

10'8" x 12'2" (3.26 x 3.72)

Situated to the side elevation. The bedroom has a grey feature wall and has been fitted with oak effect laminate flooring.

Bedroom Three

8'4" x 10'9" (2.55 x 3.28)

Laminate flooring and neutral décor.

Bedroom Four

8'6" x 10'0" (2.61 x 3.06)

Situated to the rear elevation. The bedroom has been neutrally decorated and fitted with laminate flooring.

Bathroom

5'1" x 7'10" (1.56 x 2.41)

Three piece cream bathroom suite with 'P' shaped bath, basin and pedestal with traditional chrome taps and low level flush WC.

Detached Garage

9'3" x 26'6" (2.83 x 8.10)

The garage has it's own consumer unit and power points with an up and over garage door.

Rear Garden

A large well maintained garden surrounded with mature shrubberies. There is a lawn and patio area ideal for outdoor seating and entertainment.



Road Map



Hybrid 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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

