

CorrieandCo

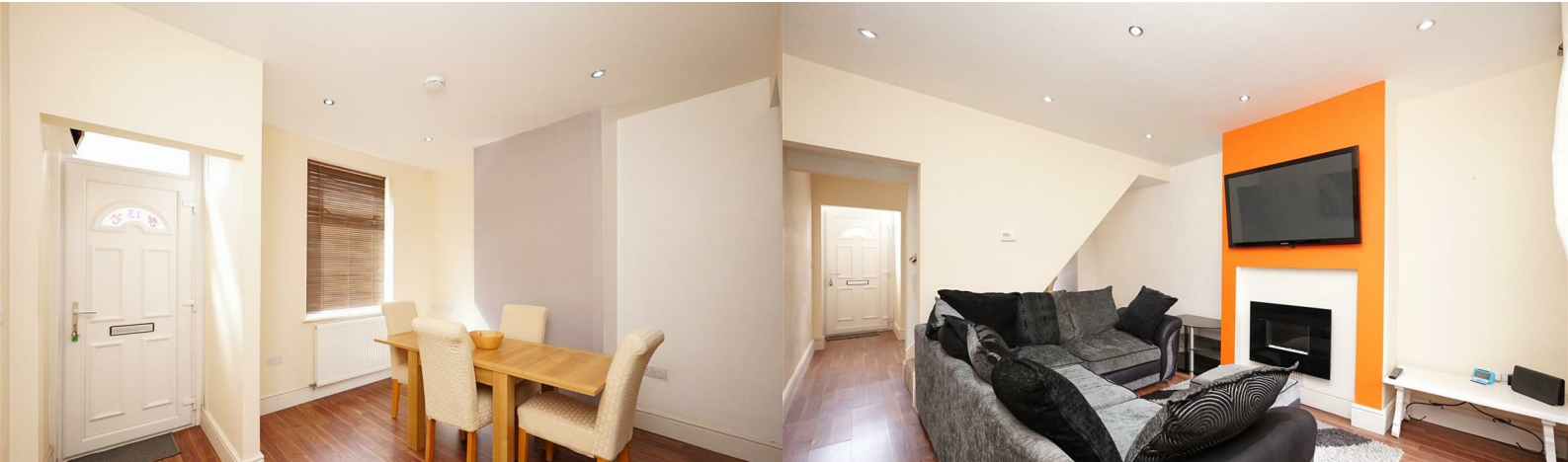
INDEPENDENT SALES & LETTING AGENTS



13 Gloucester Street

Barrow In Furness, LA13 9RX

Offers In The Region Of £95,000



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This two-bedroom terrace is ideally located in a popular and convenient area, close to local amenities. With modern and neutral decor throughout, the property is ready for immediate occupancy and is perfect for first-time buyers. Offered with no onward chain, this home presents style, comfort, and convenience in a sought-after location.

As you enter the property you arrive into the vestibule which leads into the first reception room which has been decorated in a neutral décor and brown laminate flooring. This room creates a great space for family dining. The second reception room has been finished in a coordinating style to the first reception room. The kitchen has been fitted with white traditional wall and base cabinets with brown laminate worktops and grey tiles. The boiler is situated within the kitchen.

To the first floor you will find two bedrooms, both are decorated in a coordinating neutral style with brown carpets and cream walls in each. The bathroom has been renovated to high standard with grey wall and floor tiles along side a three piece suite.

To the rear of the property the yard has a good size decking area for family space or relaxing. The property is offered with no onward chain.

Living Room

11'11" x 11'11" (3.645 x 3.634)

Dining Room

11'11" x 10'0" (3.634 x 3.052)

Kitchen

9'11" x 5'9" (3.039 x 1.766)

Bedroom One

11'11" x 10'0" (3.653 x 3.073)

Bedroom Two

9'0" x 8'11" (2.757 x 2.733)

Family Bathroom

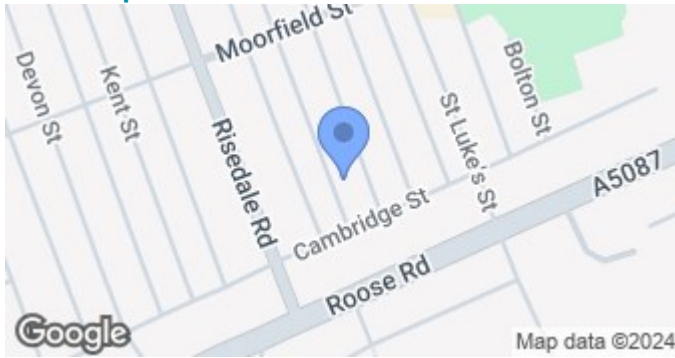
9'2" x 5'10" (2.799 x 1.783)



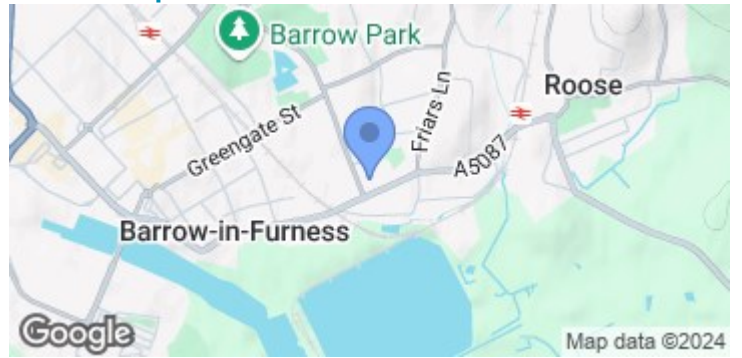
- Ideal for First Time Buyers
- Neutral Decor Throughout
 - Rear Yard
 - Gas Central Heating
 - Council Tax Band - A
- Convenient Location
- Close to Amenities
- Double Glazing
- No Onward Chain



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	