

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 89 Westmorland Street

Barrow-In-Furness, LA14 5AR

Offers In The Region Of £80,000



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# 89 Westmorland Street

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## Offers In The Region Of £80,000



*Situated within a popular central location this home is ideal for an investor or first time buyer. Boasting an open plan living area and dressing room/study adjacent to the master bedroom this home offers an excellent opportunity. Close proximity to the train station and local amenities adds to the appeal.*

Upon entering the property the vestibule leads in to the living room which has been neutrally decorated with fitted carpeting and provides open access to the dining room which has been decorated in a co-ordinating manner. The central feature of the living room is the electric fireplace with dark wood surround. The kitchen is located to the rear aspect of the property and has been fitted with a range of Oak effect wall and base flat fronted cabinets with complimentary worktops and backsplash. Integrated appliances include a single oven and electric hob. There is ample space for freestanding appliances.

To the first floor of the property you will find a neutrally decorated bedroom with fitted carpeting and window to the front aspect. Located off the landing is a versatile room which is currently used as a dressing room but could also be used as a study. The bathroom has been fitted with a three piece suite comprising a low level bath with shower attachment, pedestal sink and close couple WC. To the rear of the home is an 'L' shaped yard ideal for outdoor seating and entertaining.

### Living Room

11'8" x 12'2" (3.58 x 3.73)

### Dining Room

9'5" x 8'0" (2.88 x 2.46)

### Kitchen

5'9" x 10'0" (1.76 x 3.05)

### Bedroom One

9'3" x 10'11" (2.84 x 3.34)

### Dressing Room/Study

6'9" x 6'3" (2.06 x 1.93)

### Bathroom

4'3" x 9'1" (1.30 x 2.77)

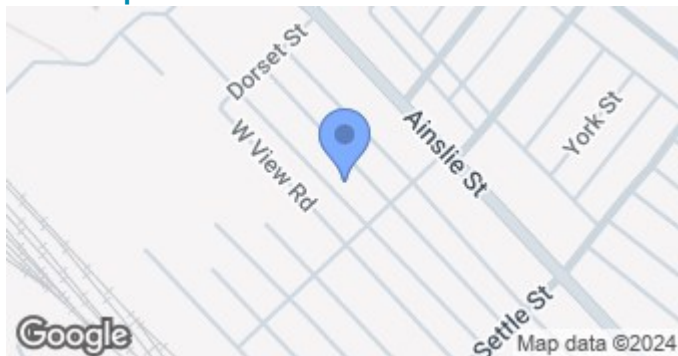




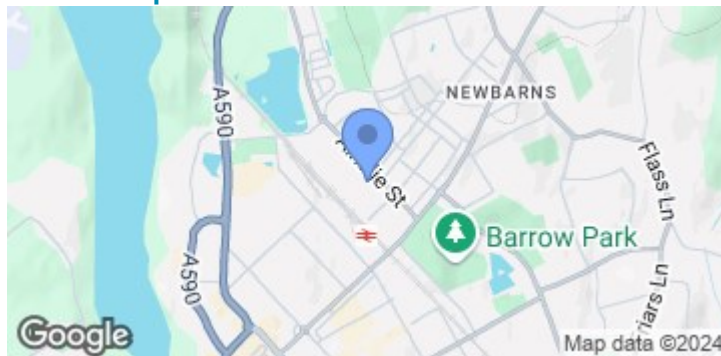
- Popular Location
- Open Plan Living
  - Yard to Rear
- Council Tax Band - A
- Close to Station
  - Convenience
- Gas Central Heating
  - Double Glazing



## 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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	