

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



69 Highfield Road

Barrow-in-Furness, LA14 5PB

Offers In The Region Of £119,000



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This two-bedroom terraced property is located in a highly sought-after area, conveniently close to local amenities. Featuring a spacious rear yard, the home boasts neutral décor throughout, offering a versatile canvas for personalisation. Ideal for a range of buyers, whether first-time homeowners, small families, or investors, this property provides a comfortable and practical living space in a prime location.

As you approach the property there is forecourt to the front, with wrought iron gate and railings which is also slightly elevated.

Upon entering the property you arrive into the porch which provides access into the lounge. The lounge has been tastefully decorated and fitted with original wood flooring. The room also boasts a wall mounted electric fire, covings and a bay window which provides excellent views over Water Street and the town. The dining room has also been tastefully decorated and boats covings. The dining room provides access to the kitchen and the utility room. The kitchen has been fitted with cream shaker style wall and base units with wood effect work surfaces. The integrated appliances include a single oven, gas hob, extractor fan and space for freestanding appliances. The utility room is a great addition to the property and is versatile for use.

To the first floor there are two bedrooms and a bathroom. The first bedroom is situated to the front aspect of the property and has been neutrally decorated with a feature wall and boasts covings. The second bedroom has also been neutrally decorated with a feature wall and carpeting. The room also boasts covings. The bathroom has been fitted with a three piece suite comprising of a WC, sink and a bath.

To the rear of the property there is a yard area. The yard has a patio and decked area ideal for outdoor seating and relaxation.

Lounge

12'0" x 11'7" (3.68 x 3.55)

Dining Room

11'8" x 10'0" (3.56 x 3.05)

Kitchen

7'11" x 5'4" (2.42 x 1.64)

Utility

8'4" x 6'0" (2.55 x 1.85)

Bedroom One

11'8" x 10'2" (3.56 x 3.10)

Bedroom Two

9'10".26'2" x 10'1" (3.08 x 3.08)

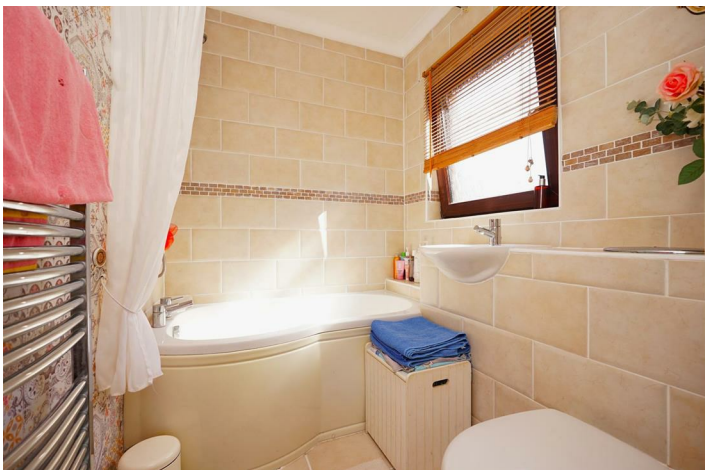
Bathroom

6'2" x 5'4" (1.90 x 1.65)

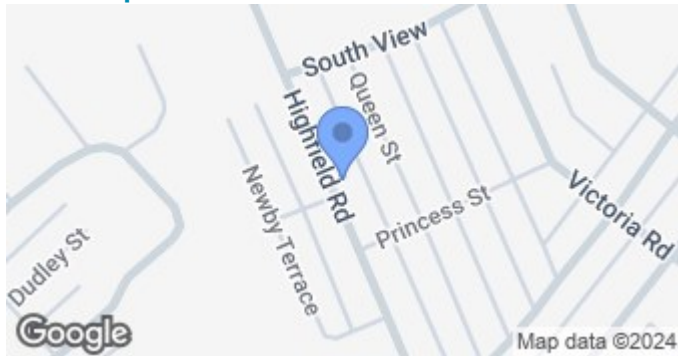


- Ideal for a Range of Buyers
 - Close to Amenities
 - Rear Yard
 - Gas Central Heating

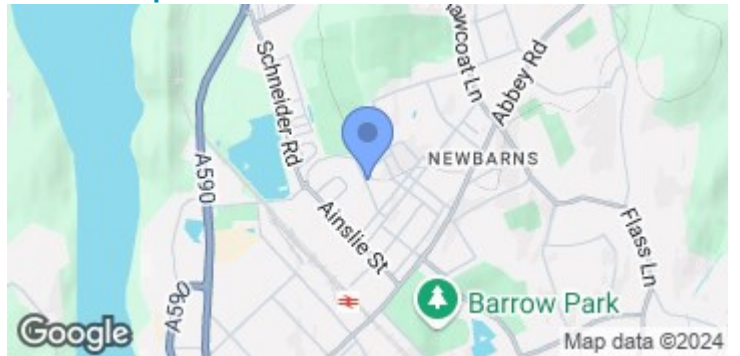
- Popular Location
- Neutral Decor Throughout
 - Double Glazing
 - Council Tax Band - A



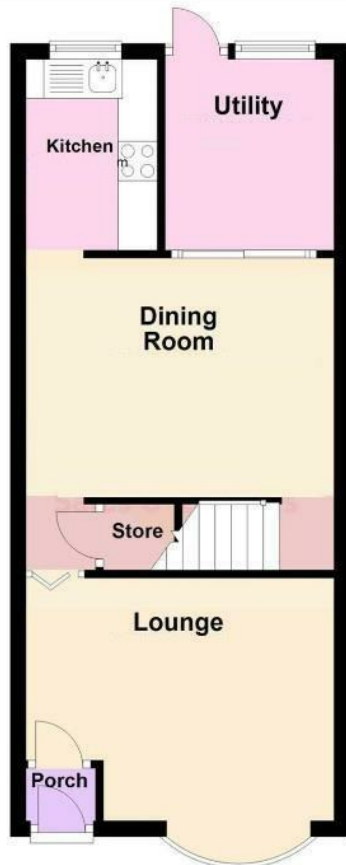
Road Map



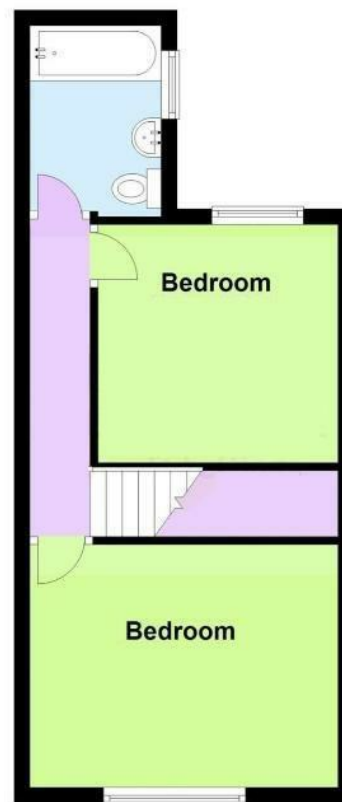
Terrain Map



Floor Plan



Ground Floor



First Floor

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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	