



## 82 Risedale Road

Barrow-In-Furness, LA13 9RB

Offers In The Region Of £130,000



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*Charming three-bedroom terrace house located in a popular area close to all essential amenities. This well-maintained home is move-in ready, featuring neutral decor throughout, making it easy to personalise. Perfect for a variety of buyers, from first-time homeowners to investors. Offered with no onward chain!*

This three bed terrace property has a spacious forecourt. As you entre the property the hallways takes you into the two open plan reception rooms. Both rooms have a black fire place, white walls and brown laminate flooring.

Leading on to the kitchen, the L shape brown kitchen units are great for storage, within the kitchen there is a four ring gas hob, built in over with space for a dishwasher if needed. The large window allows plenty of light to entre the room. At the back of the kitchen it leads to the small utility with space for washing machine, dryer and other electrical appliances.

Heading up the stairs are three good size bedrooms all with light brown laminate flooring and white painted walls, ready for the buyers to put there personal touch on. There is a family sized three piece suite bathroom to the rear which comprises of a bath, a vanity sink and WC.

To the rear you will find a private yard ideal for outdoor seating or a great space for small families with an out door building.

### Reception One

11'0" x 10'6" (3.36 x 3.22)

### Reception Two

10'10" x 11'8" (3.32 x 3.56)

### Kitchen

8'7" x 13'4" (2.63 x 4.08 )

### Utility

8'6" x 6'3" (2.60 x 1.92 )

### Bedroom One

14'1" x 10'11" (4.30 x 3.34 )

### Bedroom Two

11'9" x 8'7" (3.59 x 2.62 )

### Bedroom Three

8'8" x 8'7" (2.65 x 2.62 )

### Bathroom

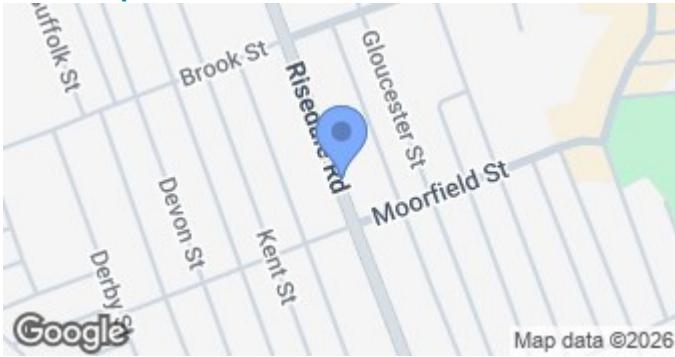
6'4" x 5'9" (1.94 x 1.76 )



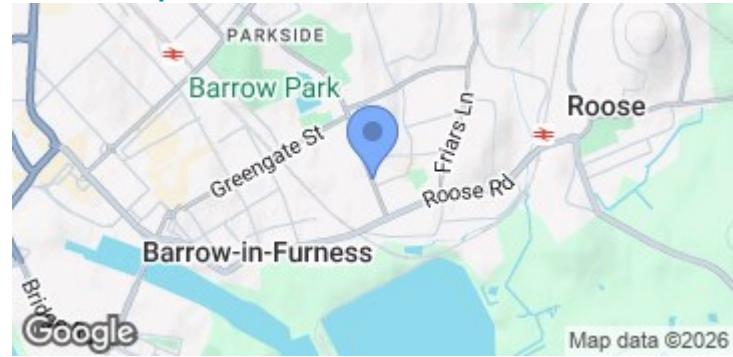
- Ideal for a Range of Buyers
  - No Onward chain
    - Rear Yard
  - Gas Central Heating
- Convenient Location
  - Close to Amenities
    - Double Glazing
  - Council Tax Band - A



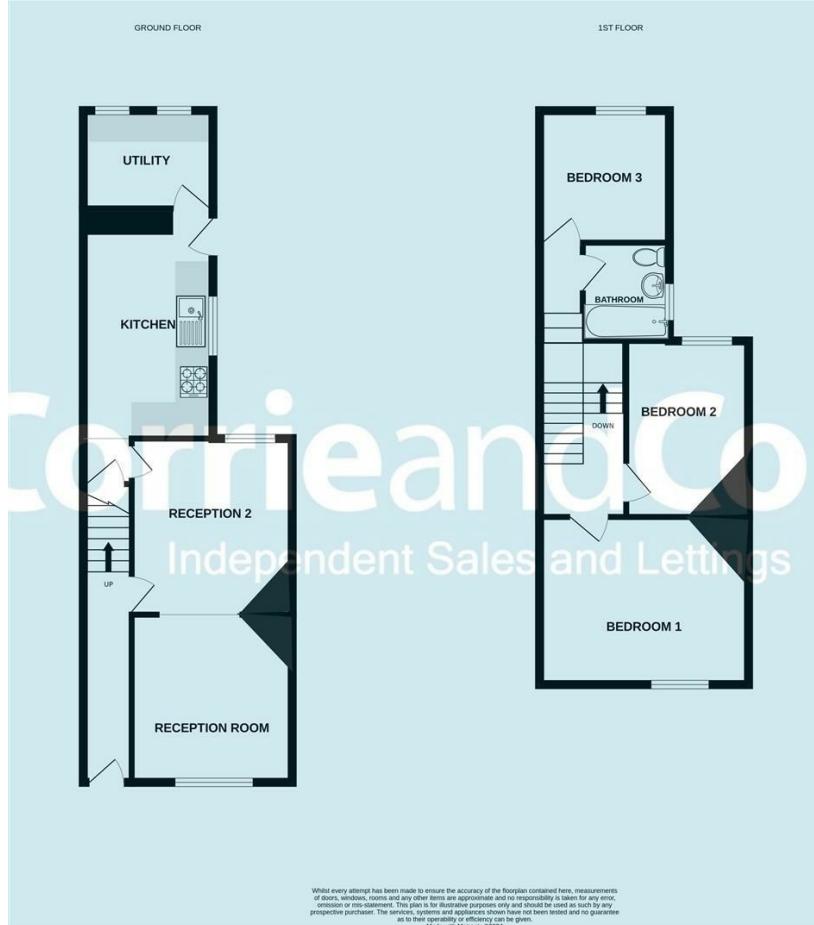
## Road Map



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