



## 47 Clarence Road

Barrow-In-Furness, LA14 5LS

Asking Price £199,950





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***Nestled in the charming area of Clarence Road, this delightful terraced house is located close to schools and local amenities. With architectural features, high ceilings and open hall and landing, the home presents an excellent opportunity for families and investors alike. With its spacious layout, the property comprises two reception rooms, perfect for both relaxation and entertaining guests. The heart of the home features a generous kitchen and four well-proportioned bedrooms, providing ample space for family members or guests. Viewing essential.***

Set within a popular residential area, this stunning four bedroom property boasts character in the original glazed brickwork and decorative roofing tiles. A private gated forecourt sits beyond a mature hedge.

Entering the property you arrive into a hallway, giving access to both reception rooms, which are joined by double glass doors creating a versatile yet sociable space. The reception room to the front aspect of the property benefits from a multi fuel stove with an oak mantel and is decorated with laminate flooring and neutral walls and boasts a bay window allowing a flow of natural light. The second reception room has been carpeted and features a fireplace to the centre. The kitchen is fitted with a good range of soft beige coloured traditional wall and base units with a subway tile splashback and ample worktop space, and benefits from an integrated hob and oven with space for a washer and dryer.

Upstairs you will find a generous sized master bedroom to the front aspect of the property with a large window and ample space for bedroom furniture. The landing benefits from a built in storage cupboard and provides access to two further good sized bedrooms and a fourth smaller bedroom which would be ideal as a nursery or home office. The three piece bathroom suite comprises of a 'L' shaped bath with an over head shower attachment, a dark wood laminate effect vanity sink and WC, and has been decorated with a subway tile, and part painted navy blue with a decorative laminate flooring.

To the rear of the property is an enclosed yard area. A door provides access from the yard in to the garage which additionally has an up and over door to the back street.

## Reception

15'1" max x 12'3" (4.61 max x 3.74 )

## Reception Two

13'4" x 10'2" (4.08 x 3.12 )

## Kitchen

13'9" x 10'2" (4.20 x 3.10 )

## Bedroom One

16'2" x 12'10" (4.94 x 3.93 )

## Bedroom Two

11'9" x 9'10", 45'11" max (3.60 x 3.14 max )

## Bedroom Three

10'2" x 8'8" (3.12 x 2.65 )

## Bedroom Four

5'11" x 7'1" (1.82 x 2.16 )

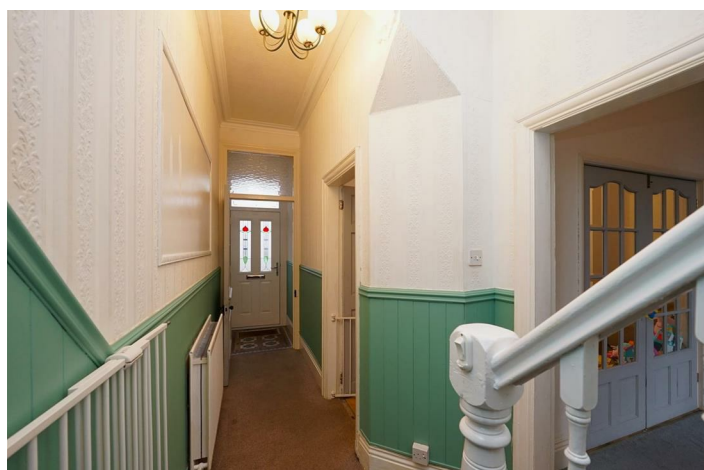
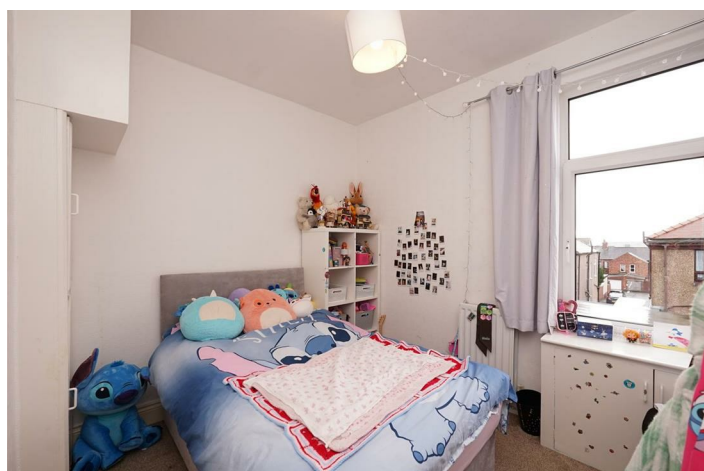
## Bathroom

6'4" x 7'1" (1.95 x 2.17 )



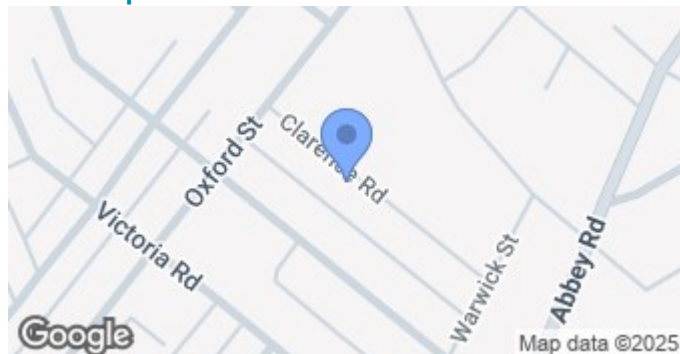
- Four Bedrooms
- Popular Residential Location
- Modern Neutral Decor
- Forecourt To Front
- Double Glazing

- Ideal Family Home
- Garage To Rear
- Spacious Living
- Gas Central Heating
- Council Tax Band - B

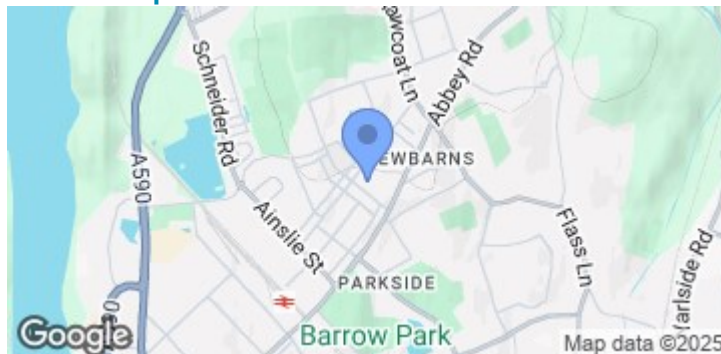




## Road Map



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