



## 90 Westmorland Street

Barrow-In-Furness, LA14 5AR

Offers In The Region Of £90,000



2



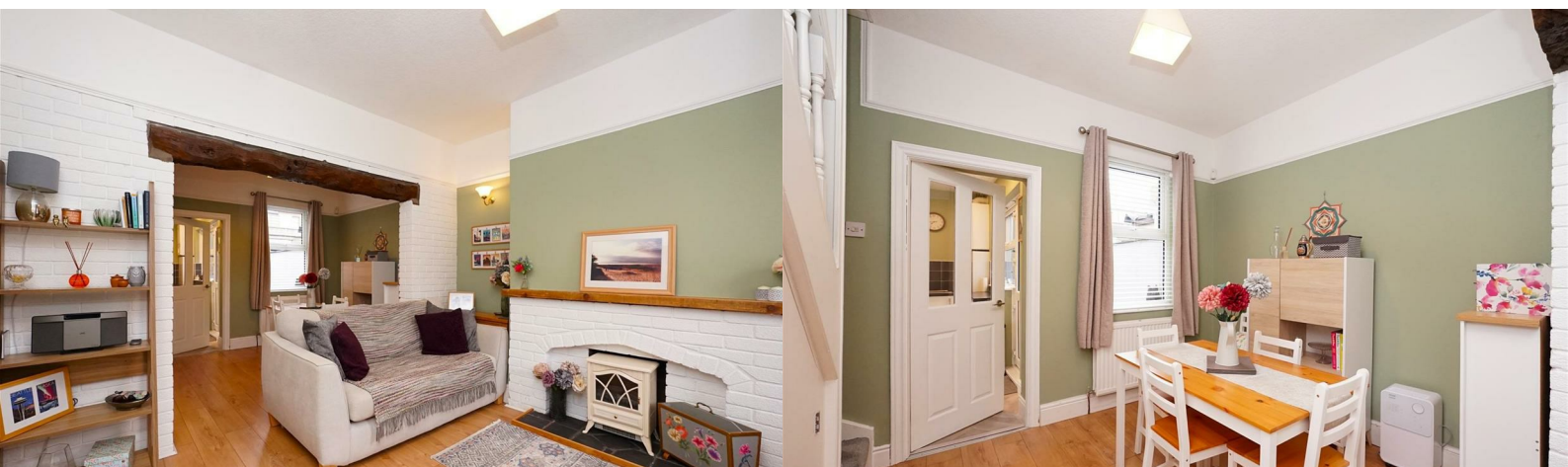
1



2



D





# 90 Westmorland Street

Barrow-In-Furness, LA14 5AR

## Offers In The Region Of £90,000



*Within a popular residential location, this extended two bedroom terrace home offers a welcoming atmosphere and well proportioned living. Boasting an open plan living-dining room and modern fitted kitchen, this home would make an ideal investment or first time buy.*

Upon entering the home there is a vestibule area which provides access and privacy to the living room. The living room and dining room are connected via an open archway and finished in neutral tones with sage green accents. Architectural features include a rustic timber lintel, white brick wall and co-ordinating fireplace with timber mantle. The floors are fitted with Oak effect laminate flooring. The kitchen has been fitted with a good range of high gloss white wall and base cabinets with complimentary black worktops and tiling. The integrated appliances include a single electric oven and gas hob. There is ample space for freestanding appliances.

To the first floor there are two tastefully decorated bedrooms with fitted carpeting. The Master bedroom benefits from a good range of fitted wardrobes. The family bathroom has been fitted with a three piece suite comprising a low level bath with shower and glass screen, close couple WC and pedestal sink with full cladding to the walls. To the rear of the home there is a yard area, ideal for outdoor seating.

### Living and Dining Room

21'7" x 12'4" max (6.60 x 3.77 max )

### Kitchen

10'6" x 6'0" (3.21 x 1.83 )

### Bedroom One

10'7" x 10'1" (3.25 x 3.08 )

### Bedroom Two

11'1" x 6'7" (3.40 x 2.02 )

### Bathroom

7'10" x 5'6" (2.40 x 1.70)

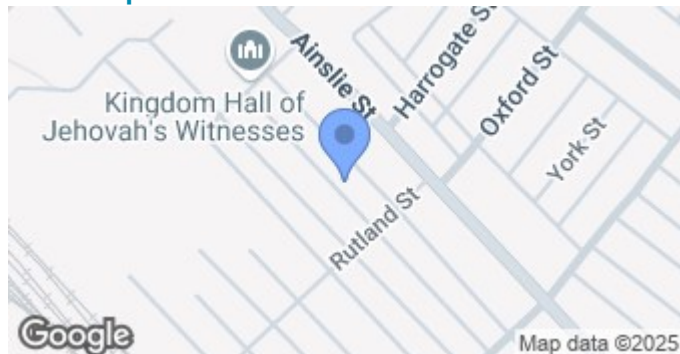


- Popular Location
- Gas Central Heating
- Open Living Areas
- Ideal For First Time Buyers
- Modern Finishes
- Double Glazing
- Council Tax Band - A
- Extended Home
- Good Investment
- Yard to Rear

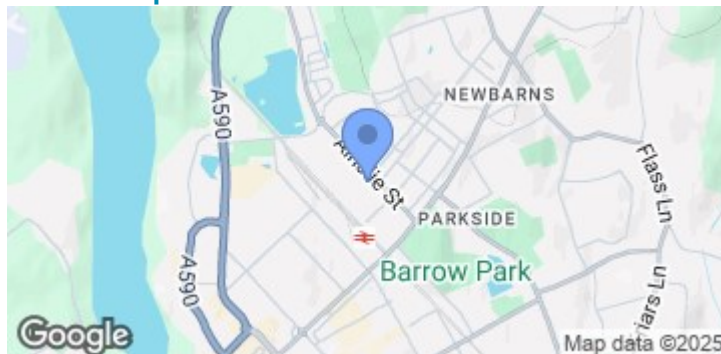




## Road Map



## 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		