



## 36 Dover Street

Barrow-In-Furness, LA14 3LE

Price Guide £115,000



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*A superb, well proportioned home situated close to the beach and BAE Systems on the ever popular Walney Island. The property benefits from a sunny aspect, low maintenance rear garden and a ground floor shower area. It would suit a first time buyer or investor looking for a buy to let.*

Upon entering the property there is a hallway which leads to the staircase and lounge.

The lounge has been neutrally decorated with a feature wall and grey wood effect laminate flooring. It boasts an open coal fire with cast iron feature inset with tiling and wood surround.

The kitchen has been fitted with modern range of anthracite grey shade high gloss wall and base units with white laminate work surfaces and blue subway brick tiled splashback. The integrated appliances include a single oven, microwave and a four ring electric hob with extractor fan. The boiler is discreetly housed within a wall hung cupboard. The kitchen provides access to the ground floor shower area/utility room and the spacious rear yard.

To the first floor there are two generous sized bedrooms and a bathroom. The bathroom has been fitted with a modern Victorian style, three piece suite comprising of a close couple WC, pedestal sink and 'P' shaped bath with over bath, dual spray shower attachment (one rainfall head and one handheld). The walls have been partially tiled with fresh white retro brick tiling and the floor has been laid with grey wood effect flooring.

To the rear of this property is a low maintenance area with raised patio, ideal for entertaining. There is also a useful brick built outbuilding ideal for storage as well as an electric roller door providing vehicle access to the yard.

## Entrance Hall

## Lounge

12'5" x 9'8" (3.80 x 2.96)

## Kitchen Diner

10'2" x 10'1" (3.12 x 3.09)

## Utility/Shower Area

7'2" x 3'5" (2.19 x 1.06)

## First Floor Landing

## Bedroom One

14'11" x 12'5" (4.55 x 3.81)

## Bedroom Two

9'10" x 7'4" (3.02 x 2.26)

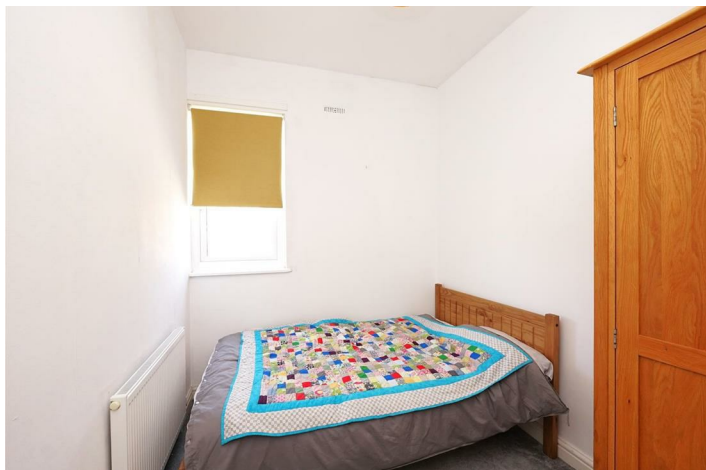
## Bathroom

6'9" x 6'8" (2.07 x 2.05)

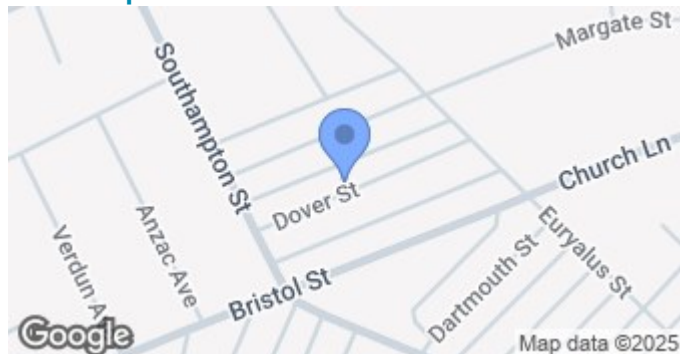




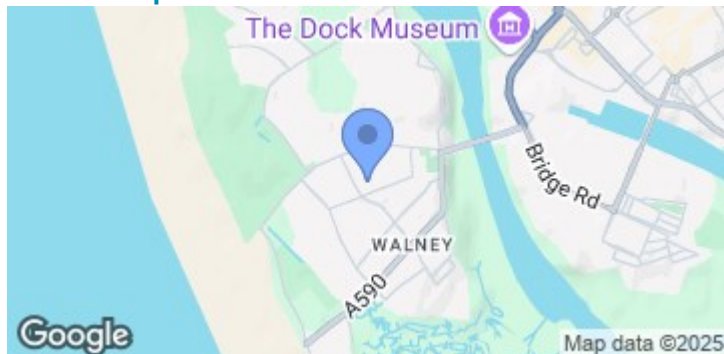
- Convenient Location
  - Local Amenities
- Utility & Shower Area
- Vehicle Access to Yard
- Close to BAE Systems
  - Modern Finishes
  - Gas Central Heating
  - Council Tax Band - A



## 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) <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>		
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Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		