



## 64 Gloucester Street

Barrow-In-Furness, LA13 9RX

Offers In The Region Of £60,000



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***This mid-terrace house is perfect for first-time buyers looking to settle in a popular location. The property boasts two well-appointed bedrooms, providing ample space for a small family or guests. The rear yard offers a private outdoor space, perfect for enjoying a morning coffee.***

As you enter the property you arrive into the vestibule which provides access to the living room. The living room has been decorated with white walls and carpeting, featuring a gas fire. From the living room, you have an open arch which gives access into the dining room. The kitchen sits to the rear of the property, off from the dining room, and has been fitted with handleless wall and base units with wood effect work surfaces, and a vinyl flooring, with integrated appliances such as a single oven and a four ring gas hob, and space for free standing appliances and plumbing for a washing machine.

To the first floor there are two double bedrooms. The first double bedroom is to the front aspect of the property and has been decorated with white walls and carpeting, benefiting from built in storage. The second double bedroom is to the rear aspect of the property and has also been decorated with white walls and carpeting. The four piece bathroom suite comprises of a bath, a pedestal sink, a shower cubicle and a WC.

Externally, there is a private rear yard ideal for a bistro set to enjoy a morning coffee.

### Living Room

10'11" x 12'2" (3.35 x 3.71 )

### Dining Room

10'7" x 10'5" (3.25 x 3.19 )

### Kitchen

6'5" x 11'6" (1.96 x 3.51 )

### Bedroom One

10'10" x 10'11" (3.31 x 3.33 )

### Bedroom Two

10'6" x 9'0" (3.22 x 2.76 )

### Bathroom

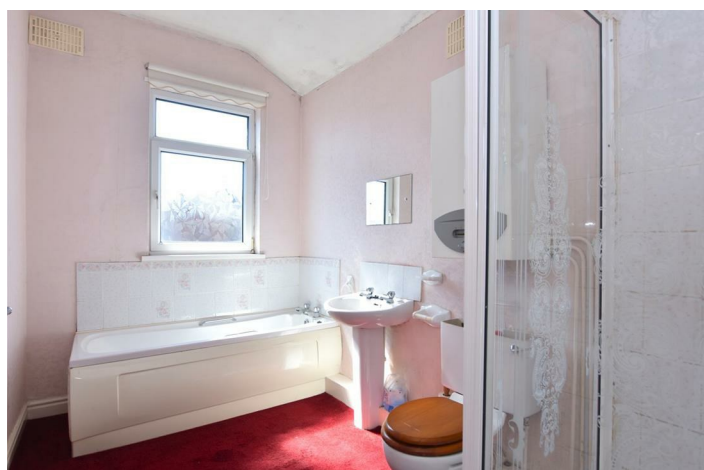
6'5" x 11'9" (1.97 x 3.60)



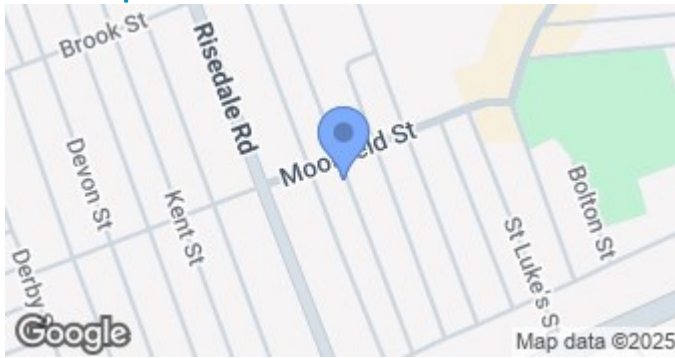


- Ideal For A Range Of Buyers
  - Two Reception Rooms
  - Popular Location
  - Double Glazing

- Yard To Rear
- Close To Local Amenities
  - Gas Central Heating
  - Council Tax Band - A



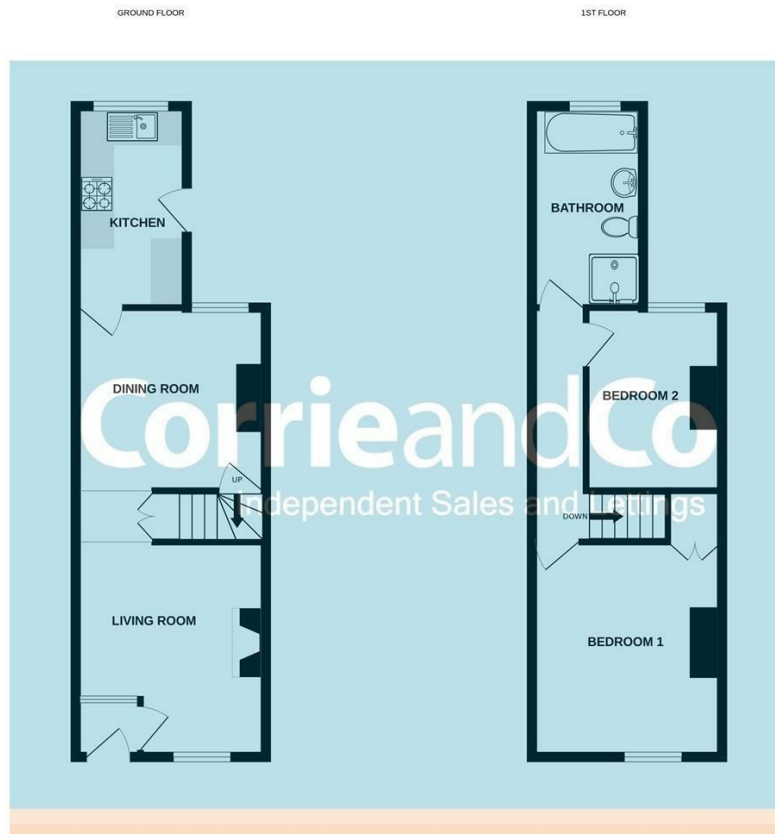
## Road Map



## Terrain Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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