



## 93 Gloucester Street

Barrow-In-Furness, LA13 9RY

Offers In The Region Of £210,000



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*This delightful house offers a perfect blend of comfort and practicality. The property exudes a sense of character while providing modern living conveniences. Its location places you within easy reach of local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its classic modern charm and practical layout, this presents a wonderful opportunity for anyone looking to settle in a welcoming community.*

Set back from the main road, this charming property welcomes you with a sense of privacy and calm. As you step inside, you're immediately drawn to the beautifully decorated lounge on the right—a warm and inviting space. At the heart of the room, a striking log burner sits proudly, creating a cosy focal point that effortlessly anchors the space. Natural light pours in through the windows and double doors, which open out onto the rear garden. The garden itself features both grass space and decking, perfect for social event hosting or for enjoying a morning coffee.

Continuing through to the kitchen, you're met with a sleek and modern design. The wooden laminate flooring flows throughout, seamlessly tying each space together. Stylish grey cabinets line the walls, offering both elegance and ample storage. Worktops provide plenty of space for cooking, while under-cabinet LED lighting softly highlights the room, adding a luxurious touch to the contemporary finish. A separate outbuilding helps provide space for every day utilities, keeping the kitchen clean and clutter free.

Upstairs, the home continues to impress with three generously sized bedrooms, each providing ample space for furniture and individual style. Plush, beautiful carpets run throughout, adding comfort and cohesion to the upper floor. The journey ends in the luxury bathroom—a truly stunning space, designed with relaxation in mind. Featuring both a stand alone bath and an enclosed shower space with waterfall showerhead, whether it's a long soak or a refreshing start to the day, this room is the perfect retreat.

### Reception

17'5" x 13'3" (5.31 x 4.05 )

### Kitchen

9'5" x 9'9" (2.88 x 2.98 )

### Garage

8'8" x 17'4" (2.65 x 5.29 )

### Out-building Utility Room

5'5" x 11'5" (1.67 x 3.49 )

### Bedroom One

9'6" x 13'4" (2.92 x 4.08 )

### Bedroom Two

13'5" x 7'0" (4.09 x 2.14 )

### Bedroom Three

10'1" x 7'4" (3.08 x 2.26 )

### Bathroom

7'1" x 9'3" (2.18 x 2.83 )



- Close to Local Amenities
  - Ideal for Families
- Stunning Modern Finishes
  - Gas Central Heating
- Easy Access to Transport
- Viewing Highly Recommended
- Council Tax Band - A
- EPC - D



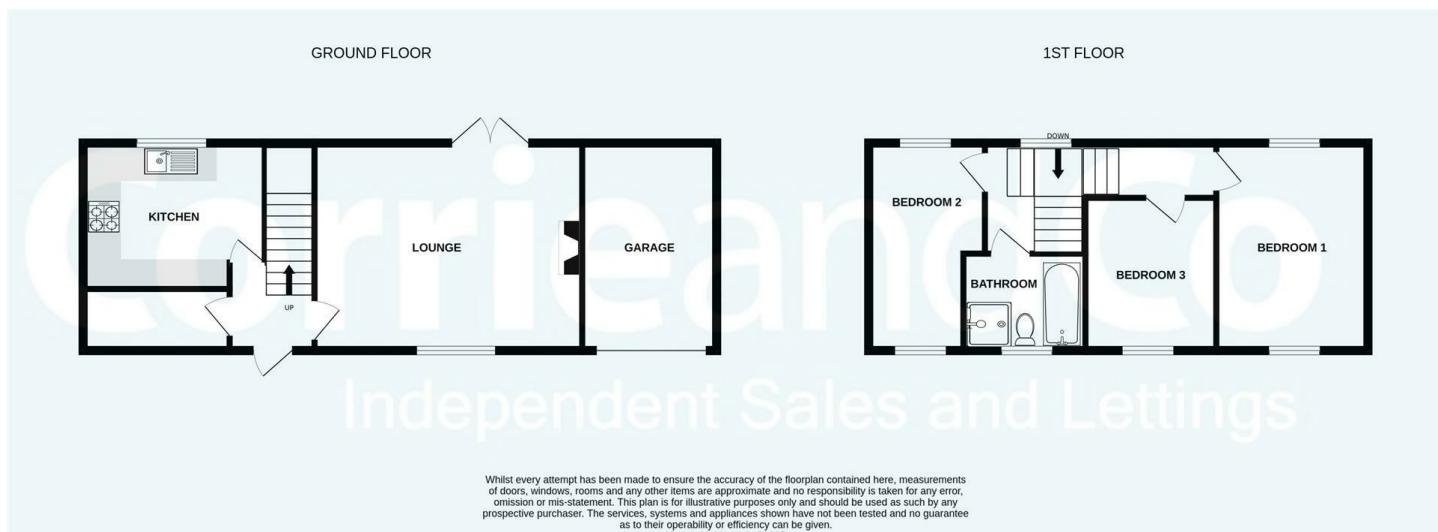
## Road Map



## Terrain Map



## Floor Plan



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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	