



## 27 Brewery Street

Barrow-In-Furness, LA14 1AJ

Offers In The Region Of £85,000



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**This well-presented mid-terrace property is ready to move into, making it an excellent choice for first-time buyers or investors seeking a hassle-free rental opportunity. The home offers a comfortable living space throughout, with a low-maintenance yard to the rear. Ideally located close to local amenities and convenient transport links, it provides both practicality and strong investment potential.**

As you enter through the hallway, you're welcomed into a bright reception room with laminate flooring extending across the entire ground floor, giving the space a modern, easy-to-maintain finish. The front half of the reception room boasts a brick wallpaper feature wall, and the second half makes an ideal dining area. Towards the rear of the home is the kitchen, fitted with flat fronted wall and base units, with space for free standing appliances, and decorated with tiled walls and a tiled vinyl flooring.

Upstairs, the landing connects the two bedrooms and the family bathroom, which features a bathtub with overhead shower, a WC and a vanity sink. Bedroom One is a generous double, with laminate flooring, and is situated to the front aspect of the property, while Bedroom Two is also well-proportioned and comes carpeted for added comfort and boasts built in cupboards.

A door from the kitchen leads out to the rear yard, providing a private outdoor area ideal for low-maintenance seating or storage.

### Reception

9'10" x 23'1" (3.01 x 7.04 )

### Kitchen

6'10" x 7'3" (2.09 x 2.22 )

### Bedroom One

13'5" x 10'11" (4.11 x 3.34 )

### Bedroom Two

12'0" x 8'4" (3.66 x 2.55 )

### Bathroom

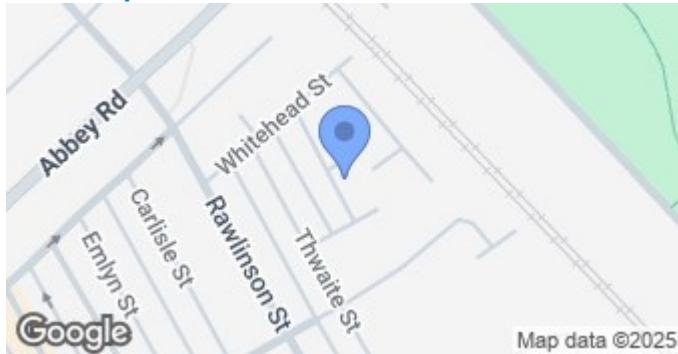
6'9" x 6'8" (2.08 x 2.05 )



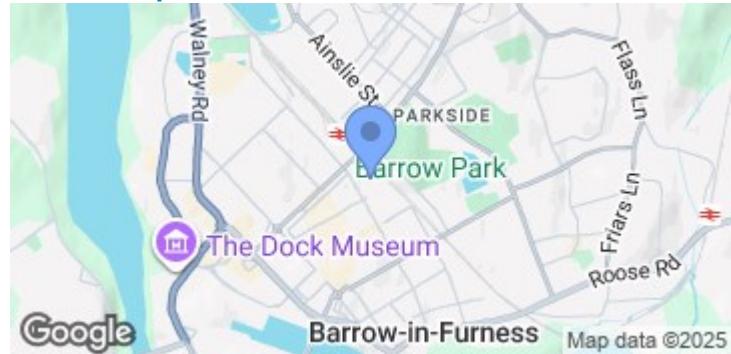
- Ideal For A Range Of Buyers
- Close To Transport Links
  - Neutral Decor
- Council Tax Band - A
- Ready To Move Into
- Yard To Rear
- Double Glazing
- Gas Central Heating



## 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	