



## 22 Liverpool Street

Barrow In Furness, LA14 3BA

Offers In The Region Of £90,000



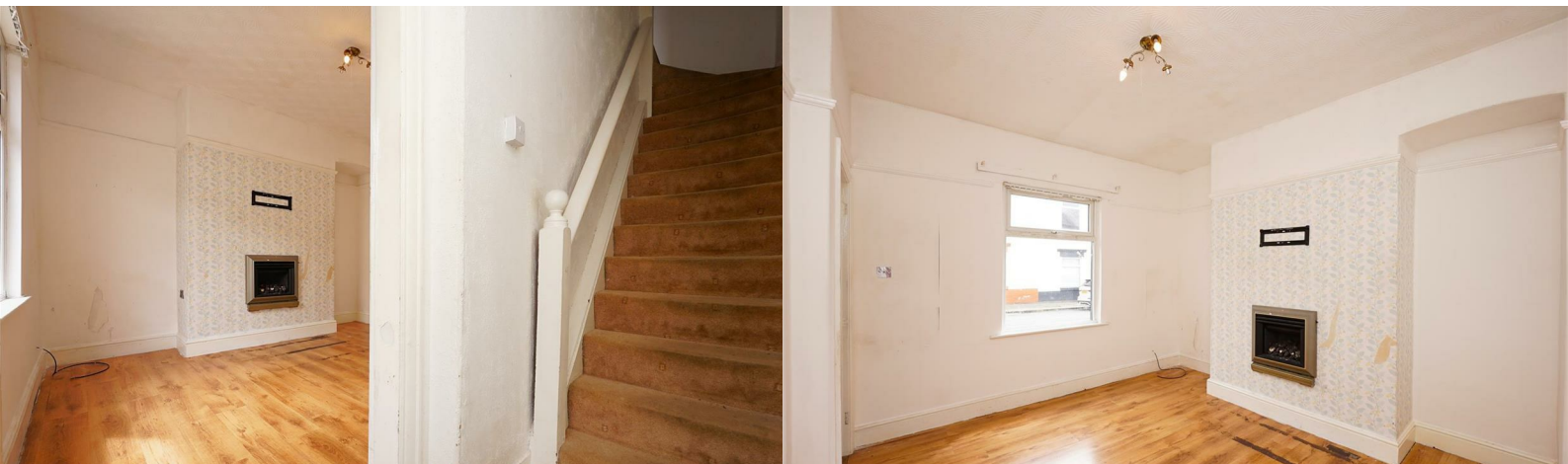
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# 22 Liverpool Street

Barrow In Furness, LA14 3BA

## Offers In The Region Of £90,000



*Nestled in the beating heart of Walney, Barrow In Furness, this terraced house presents a characterful opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, the layout is thoughtfully designed, allowing for a seamless flow between the living areas and kitchen space. With its prime location, it is a wonderful opportunity for anyone looking to settle in this lovely part of the country or for an investor looking for a new venture.*

Welcome to this inviting two-bedroom home that perfectly blends comfort and practicality, ideal for couples, investors, or first-time buyers.

As you step through the front door, you're welcomed into a bright and airy first living room, perfect for relaxing or entertaining guests. With plenty of natural light and generous proportions, this space offers opportunity for a cosy seating area, media space, or even a home office nook.

Flowing from the first, the second living room offers even more versatility. This spacious area could serve as a formal dining room, a family lounge, or a play area—tailored to your needs. Its connection to the kitchen make it a true heart-of-the-house space. To the rear of the home, you'll find a well-equipped kitchen that overlooks the garden. With ample counter space, cabinetry, and room for appliances.

Upstairs, the layout continues to impress. The main bedroom is generously sized, offering plenty of room for a double bed, wardrobe, and additional furniture. The second bedroom is well proportioned room—ideal for use as a nursery, a home office, second bedroom, or a guest bedroom.

Completing the upper level is a good-sized bathroom, offering a bath with shower, wash basin, and toilet. There's plenty of space for storage, and the layout is designed for both function and comfort.

This well-laid-out home offers flexible living, with spacious rooms and a warm, welcoming atmosphere throughout. Whether you're looking to settle in, invest, or renovate, this property offers a wonderful canvas to make your own.

### Reception

11'5" x 12'5" (3.50 x 3.81 )

### Reception two

10'0" x 10'4" (3.05 x 3.17 )

### Kitchen

8'6" x 7'10" (2.60 x 2.39 )

### Bedroom one

11'5" x 12'6" (3.50 x 3.82 )

### Bedroom two

9'11" x 7'6" (3.04 x 2.29 )

### Bathroom

6'8" x 6'9" (2.05 x 2.06 )



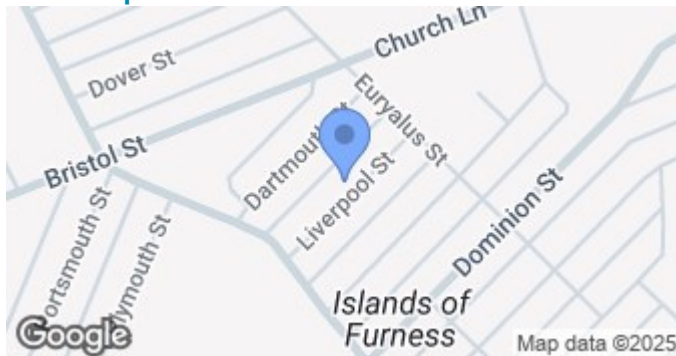


- Gas Central Heating
- Excellent Rental Opportunity
- Council Tax Band - A

- Popular Walney Area
- 2 Large Living Spaces
- EPC - TBC



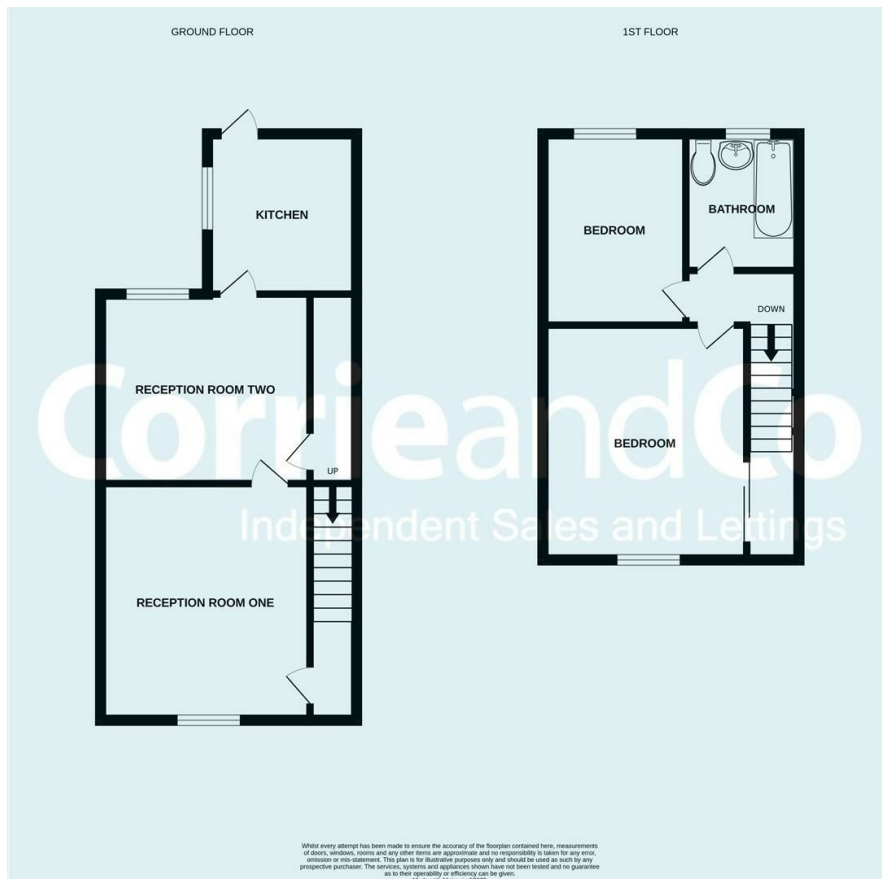
## Road Map



## 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) <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		