



## 49 South Row

Barrow-In-Furness, LA13 0HL

Asking Price £210,000



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*This end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well proportioned reception rooms, the downstairs floorplan provides ample space for both relaxation or social entertaining. It's wonderful blend of comfort and practicality, make it a perfect choice for first-time buyers or small families. With its charming features and prime location, this property is sure to attract interest.*

This impressive end-terrace property on South Row offers a unique layout and substantial outdoor space, making it a standout home in this location.

Upon entering, you are greeted by a practical porch, the perfect transition space for kicking off muddy shoes and hanging wet coats after a walk along the nearby coastline. Once inside, the ground floor offers a versatile and social layout. To the left, you will find the first reception room. Being physically separated from the main hub of the house, it serves as a highly versatile space, perfect for a quiet home office, a playroom, or a formal sitting room. To the right lies the second lounge, which is seamlessly adjourned to the kitchen. This open-style arrangement is perfect for social gatherings, allowing the host to interact with guests while cooking. Alternatively, this space could be utilized as a dedicated dining room, creating a fluid transition between the living and culinary areas.

The kitchen is positioned to provide easy access to the expansive rear yard, blending indoor and outdoor living. Heading upstairs, the floorplan includes two main bedrooms, both of which are a generous size with ample room for double beds and additional storage furniture. These are complemented by a well-positioned family bathroom.

Adding further value to the home is the converted attic space. While it does not currently feature a fixed staircase for formal access, it offers a fantastic bonus area for storage or potential future development, subject to the necessary permissions.

#### Porch

3'9" x 6'2" (1.15 x 1.9)

#### Lounge

12'3" x 9'4" (3.75 x 2.85)

#### Dining Room

10'9" x 11'10" (3.29 x 3.61)

#### Kitchen

4'7" x 9'2" (1.4 x 2.8)

#### Bedroom 1

12'4" x 9'4" (3.78 x 2.87)

#### Bedroom 2

up to 13'8" x 6'6" (up to 4.18 x 1.99)

#### Bathroom

6'0" x 7'6" (1.83 x 2.3)

#### Attic Room

11'5" x 8'1" (3.5 x 2.48)

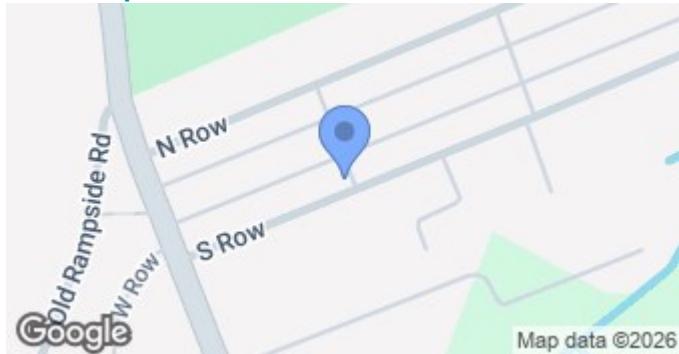


- Ideal for a Range of Buyers
- Large Yard Space
- End Terrace Property
- Gas Central Heating
- Popular Location

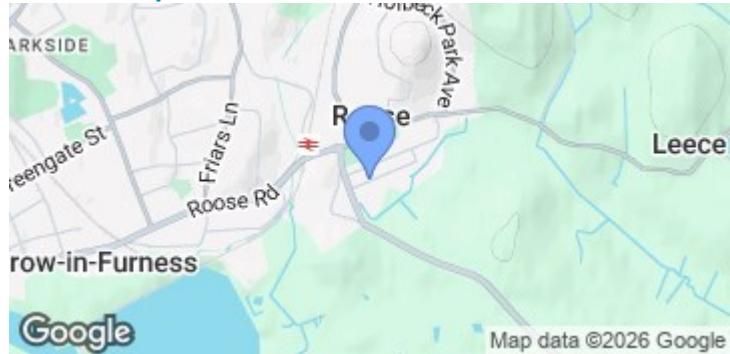
- Close to Coast
- Local Amenities
- Council Tax Band - A
- EPC - E
- Double Glazing



## Road Map



## Terrain Map



## Floor Plan



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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	