CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

# 44 Foundry Street

## Barrow-In-Furness, LA14 2BB

**Offers In The Region Of £95,000**

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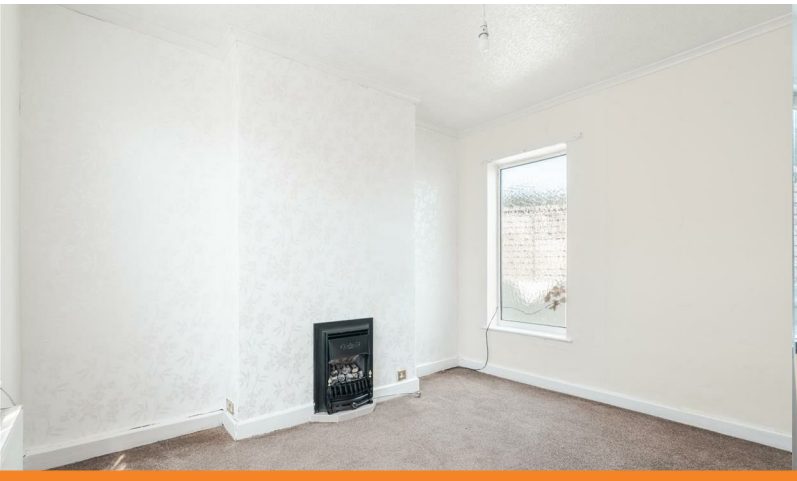

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# 44 Foundry Street

## Barrow-In-Furness, LA14 2BB

## Offers In The Region Of £95,000

*This attractive two-bedroom end of terrace home offers spacious and well-balanced accommodation, combining generous living space with practical features throughout. Benefiting from two reception rooms, a fitted kitchen, detached garage and useful outbuildings. Conveniently positioned close to local amenities, schools and transport links, this home offers comfortable living with excellent everyday practicality.*

Stepping through the front door, you are welcomed into a central entrance hall with stairs rising to the first floor.

Positioned to the front of the property is the bright and spacious lounge, where a large window allows plenty of natural light to fill the room, creating a warm and inviting space to relax.

Leading through from the hallway is the generous dining room, providing ample space for family dining and entertaining. The room flows naturally into the adjoining kitchen, creating a practical layout for modern living.

The kitchen is fitted with a range of base and wall units complemented by generous worktop space, offering a functional environment for everyday cooking. Beyond the kitchen is a separate utility room, providing additional appliance space, laundry facilities and direct access to the rear courtyard.

To the first floor, the landing leads to two well-proportioned double bedrooms.

Completing the internal accommodation is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property benefits from a low-maintenance enclosed rear courtyard. The courtyard also gives access to a detached garage together with useful outbuildings, including a traditional coal shed, offering excellent storage.

Offering generous room sizes, practical storage and valuable external buildings, this property presents an excellent opportunity for a wide range of buyers seeking both comfort and convenience.

### Reception
12'11" x 11'0" (3.96 x 3.36 )

### Reception Two
10'7" x 12'1" (3.25 x 3.70 )

### Kitchen
7'10" x 11'1" (2.39 x 3.40)

### Bedroom One
13'0" x 9'10" (3.97 x 3.00 )

### Bedroom Two
12'0" x 9'4": (3.68 x 2.87:)

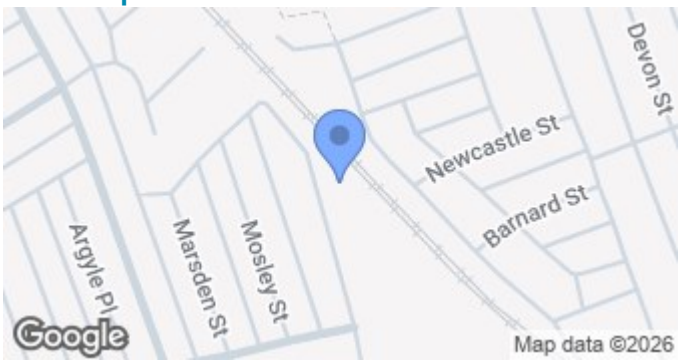
### Bathroom
7'4" x 11'3" (2.24 x 3.44)

### Rear Porch
5'10" x 5'8" (1.78 x 1.74 )

### Garage
16'7" x 8'0" (5.08 x 2.44)

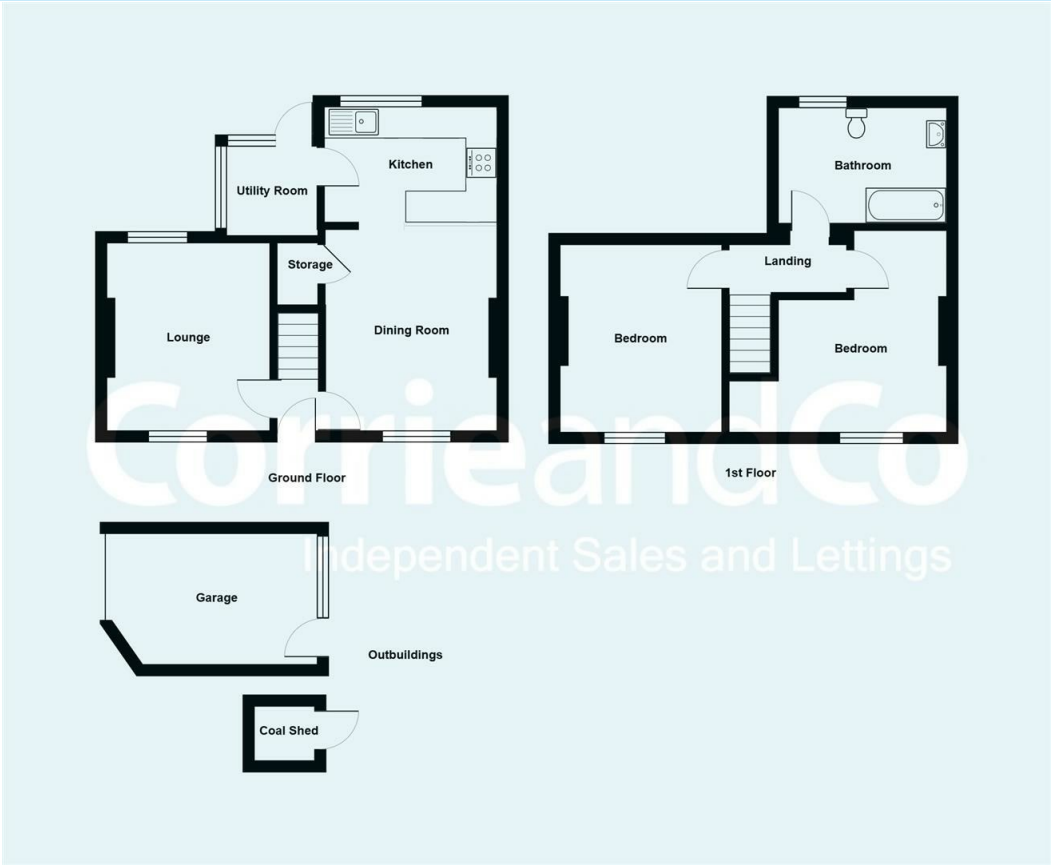
- Two-bedroom end terrace home
- Conveniently located close to schools, amenities and transport links
- Private rear courtyard
- Detached garage and useful external outbuildings
- Two spacious reception rooms
- Council Tax Band A

## Road Map




## Terrain Map

## Floor Plan

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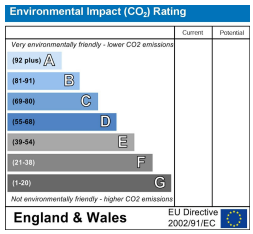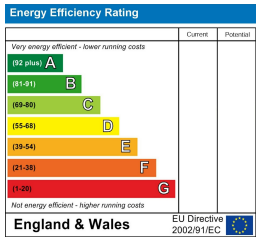
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