



## 49 Devon Street

Barrow-In-Furness, LA13 9PX

Offers In The Region Of £155,000



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# 49 Devon Street

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## Offers In The Region Of £155,000



***This well-presented and ready-to-move-into three-bedroom property boasts a spacious open-plan ground floor, perfect for modern living and entertaining. With a low-maintenance rear yard and a forecourt to the front, the home is ideal for first-time buyers, families, or investors alike.***

***Situated close to local amenities, schools, and transport links, this versatile home offers comfort, convenience, and style.***

This spacious three-bedroom terraced property is ideally located close to local amenities, schools, and excellent transport links, making it a perfect home for families, professionals, or first-time buyers. Upon entering, you're welcomed by a generous hallway with access to a downstairs W/C.

The bright and airy living room features a large front-facing window that floods the space with natural light and a central electric fireplace for added comfort. Flowing seamlessly from the living room is the open-plan kitchen diner, complete with a wood burner fire, white flat-fronted wall and base units offering ample storage, oak-effect worktops, space for a range cooker, standalone fridge freezer, and washing machine, plus a breakfast bar ideal for casual dining. Laminate flooring continues throughout the downstairs, extending into the spacious conservatory, which is equipped with spotlights and a radiator, creating a versatile year-round space.

Upstairs, the master bedroom at the rear provides ample space for a king-size bed and furniture, while the second bedroom at the front benefits from a large window and generous proportions. The third bedroom is also well-sized, currently empty and ready to be styled to your needs. The modern family bathroom features a white three-piece suite, overhead shower, and stylish grey cladding throughout, with the boiler housed within the space.

Outside, the low-maintenance rear "yarden" offers a great space to relax or entertain, with artificial grass, a paved area, and a storage workshop with a roller door. This well-presented home combines comfort, space, and convenience – early viewing is highly recommended.

### Lounge

11'0" x 14'9" (3.36 x 4.51 )

### Kitchen Diner

17'5" x 14'3" (5.32 x 4.35 )

### Conservatory

9'0" x 9'3" (2.75 x 2.84 )

### Ground Floor WC

2'5" x 4'0" (0.75 x 1.23 )

### Bedroom One

11'10" x 10'4" (3.62 x 3.17 )

### Bedroom Two

12'9" x 11'4" (3.91 x 3.47 )

### Bedroom Three

6'8" x 8'1" (2.04 x 2.48 )

### Bathroom

5'6" x 6'11" (1.69 x 2.12 )

### Workshop

6'5" x 9'6" (1.97 x 2.90)

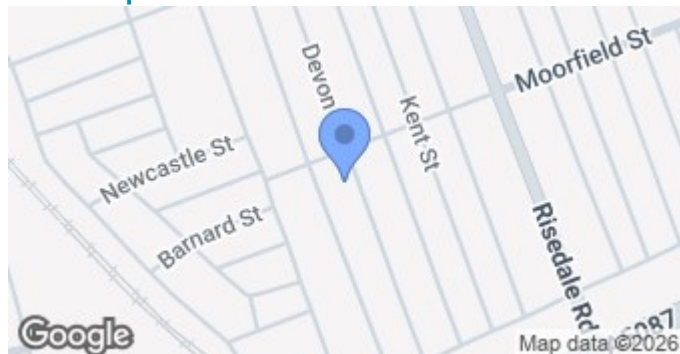




- Ideal For A Range Of Buyers
  - Private Rear Yard
  - Close To Local Amenities
  - Council Tax Band - A
- Forecourt To The Front
  - Ready To Move Into
  - Double Glazing
  - Gas Central Heating



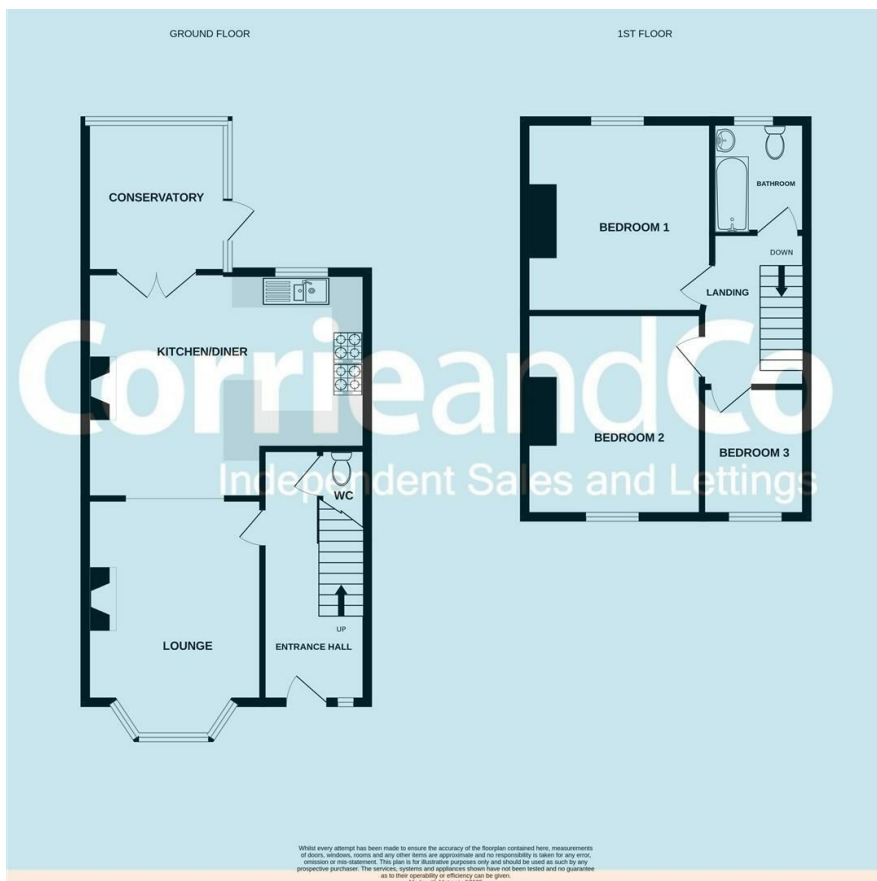
## Road Map



## 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.

