



49 Devon Street

Barrow-In-Furness, LA13 9PX

Offers In The Region Of £155,000



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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,)

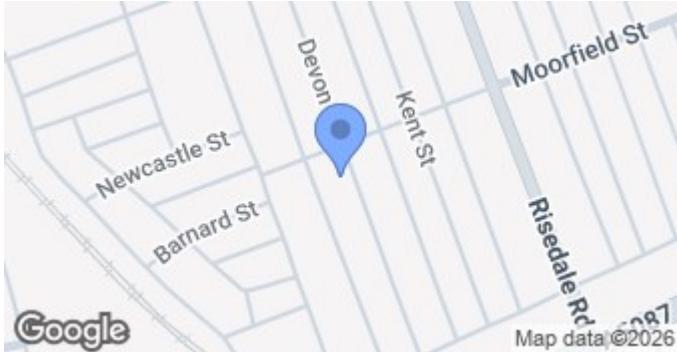


- Ideal For A Range Of Buyers
 - Private Rear Yard
- Close To Local Amenities
 - Council Tax Band - A

- Forecourt To The Front
 - Ready To Move Into
 - Double Glazing
 - Gas Central Heating



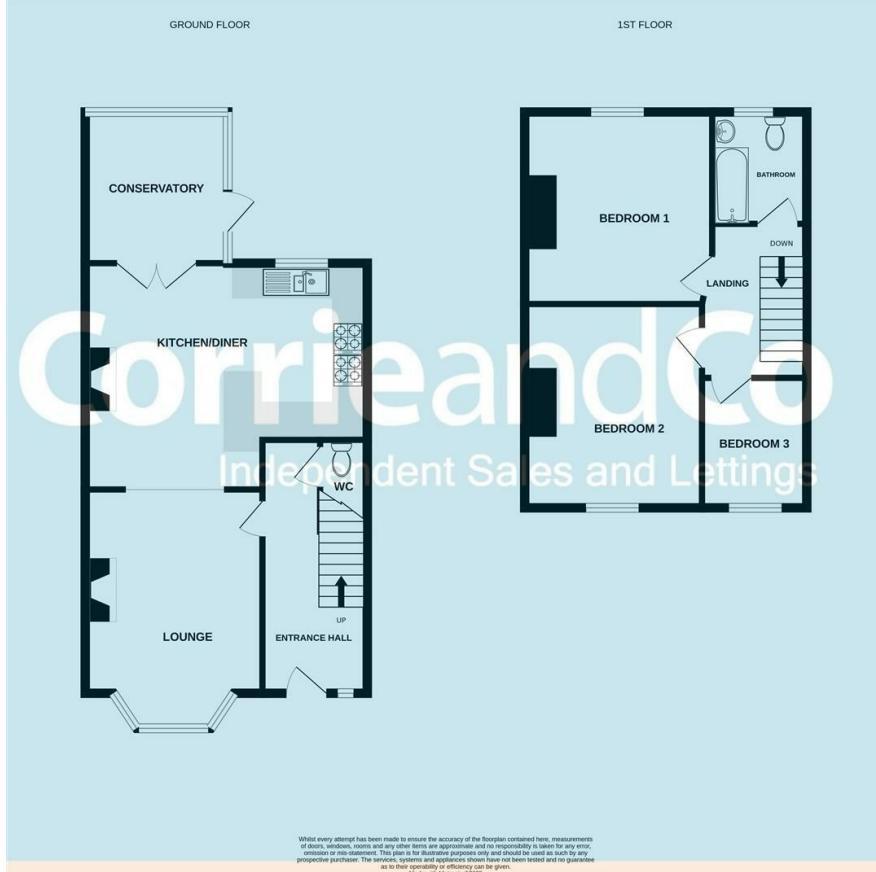
Road Map



Terrain Map



Floor Plan



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	