



54 Kent Street

Barrow-In-Furness, LA13 9QT

Offers In The Region Of £85,000



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Perfectly suited for first-time buyers, this two-bedroom terraced home offers comfortable living in a convenient location. With a private rear garden and on-street parking, this home provides both comfort and practicality. Situated close to local amenities, schools, and transport links, it's an excellent opportunity to step onto the property ladder.

As you enter through the vestibule, you arrive into the first reception room which has been decorated neutrally with cream carpets and neutral walls boasting a gas fire to the centre creating a cosy focal point. From here you can access the second reception room where the neutral decor continues and this space would make an ideal second reception or a dining room. Through to the kitchen, you find it has been fitted with white traditional style wood wall and base units with complimentary dark grey laminate work surfaces, and a dark grey vinyl flooring, with integrated appliances such as a single oven, a four ring gas hob and ample space for free standing appliances. At the far rear of the ground floor, the property boasts a shower room fitted with a shower cubicle and a WC.

To the first floor you will find two bedrooms and a bathroom. The first double bedroom located to the front aspect of the property, decorated with a burst of colour, offers ample space for large bedroom furniture. The second bedroom sits at the rear of the property, making an ideal single bedroom, nursery or study. The three piece suite bathroom comprises of a bath with an overhead electric shower, a WC and a pedestal sink.

To the rear you will find a private yard ideal for outdoor seating.

Reception One

11'7" x 14'2" (3.55 x 4.34)

Reception Two

9'11" x 10'5" (3.04 x 3.19)

Kitchen

12'2" x 6'3" (3.73 x 1.93)

Shower room

6'5" x 5'5" (1.97 x 1.67)

Bedroom One

11'6" x 14'2" (3.53 x 4.33)

Bedroom Two

5'7" x 13'4" (1.72 x 4.08)

Bathroom

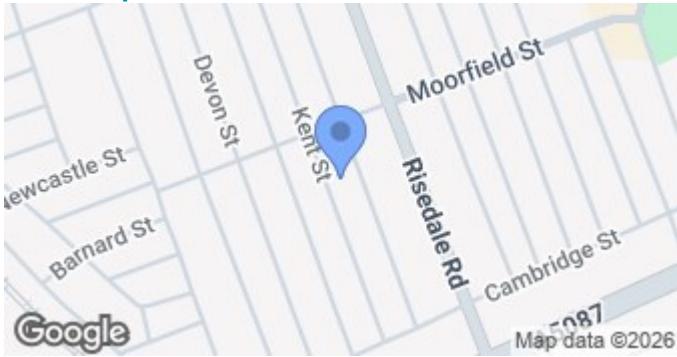
5'10" x 7'5" (1.80 x 2.27)



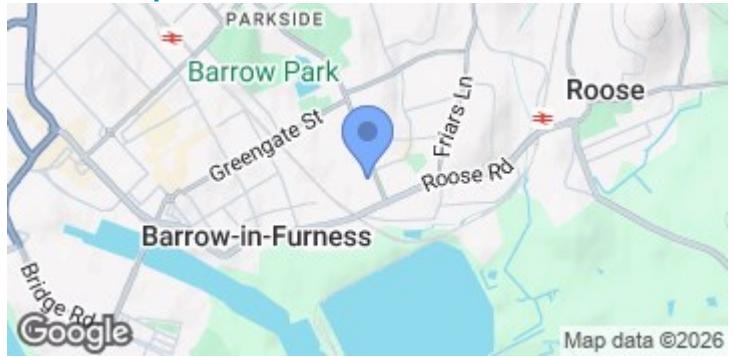
- Ideal For First Time Buyers
- Yard To Rear
- Shower Room And Bathroom
- Double Glazing
- Two Reception Rooms
- Close To Local Amenities
- Council Tax Band - A
- Gas Central Heating



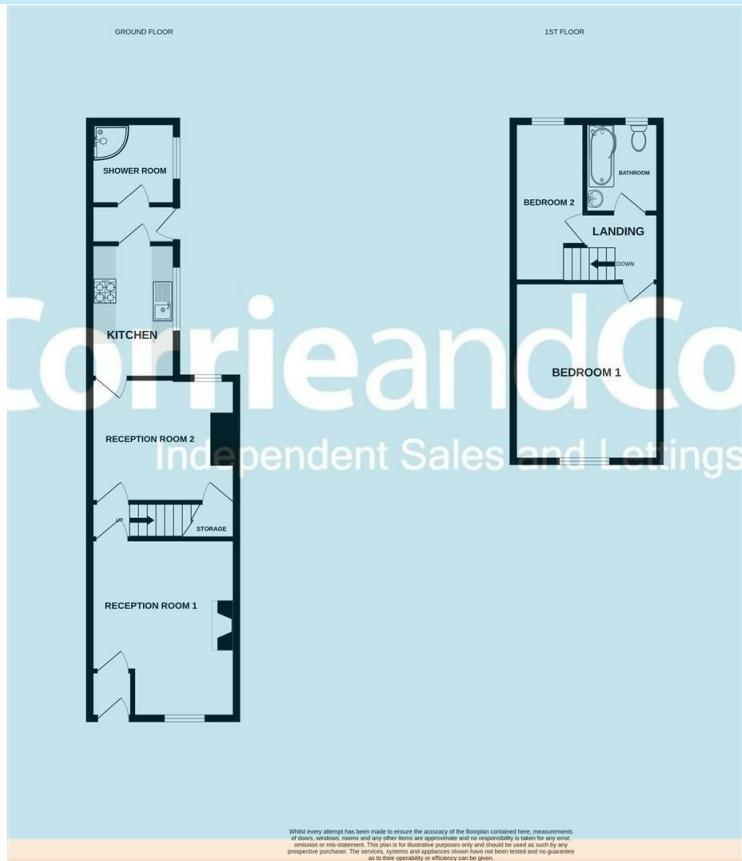
Road Map



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	