

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 17 St. Andrews Street

Barrow-In-Furness, LA14 2ST

Offers In The Region Of £110,000



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# 17 St. Andrews Street

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## Offers In The Region Of £110,000



*This well-presented three-bedroom home offers spacious and versatile accommodation arranged over three floors. Benefitting from two reception rooms, a modern kitchen, and a small rear yard. The property is ideally suited to a range of buyers and boasts access to local amenities and transport links.*

Upon entering the property, you are welcomed via a vestibule offering practical space for coats and footwear. The principal reception room is a well-proportioned and inviting space, enhanced by fresh carpeted flooring that radiates warmth and comfort. Positioned beyond, the second reception room offers further versatile living accommodation. This space could serve as a formal dining room or as a cute snug room. The kitchen has been thoughtfully designed to combine style and functionality. Fitted with modern cabinetry and complemented by laminated worktops, the room provides ample preparation space. Integrated cooking facilities include an induction hob and a single oven, creating a practical environment for everyday needs. From the kitchen a small outhouse serves as a buffer between the house and the rear external space.

Ascending to the first floor the landing provides access to two generously sized bedrooms and a family bathroom. To the top floor, the attic bedroom presents a distinctive and characterful retreat set within the roof space. This versatile room offers excellent potential as a family bedroom, guest suite, or dedicated workspace.

### Reception One

10'2" x 11'10" (3.12 x 3.62 )

### Reception Two

12'3" x 11'1" (3.75 x 3.40)

### Kitchen

12'5" x 6'5" (3.80 x 1.97 )

### Bedroom One

10'3" x 15'4" (3.13 x 4.68 )

### Bedroom Two

11'0" x 11'3" (3.36 x 3.44 )

### Bedroom Three

9'4" x 11'3" (2.87 x 3.45 )

### Bathroom

7'4" x 6'4" (2.24 x 1.95 )



- Mid Terrace Property
- Private Rear Yard
  - Attic Bedroom
- Council Tax Band - A

- Three Bedrooms
- Modern Fitted Kitchen
- Close to Local Walks
  - EPC - D



