

# CorrieandCo

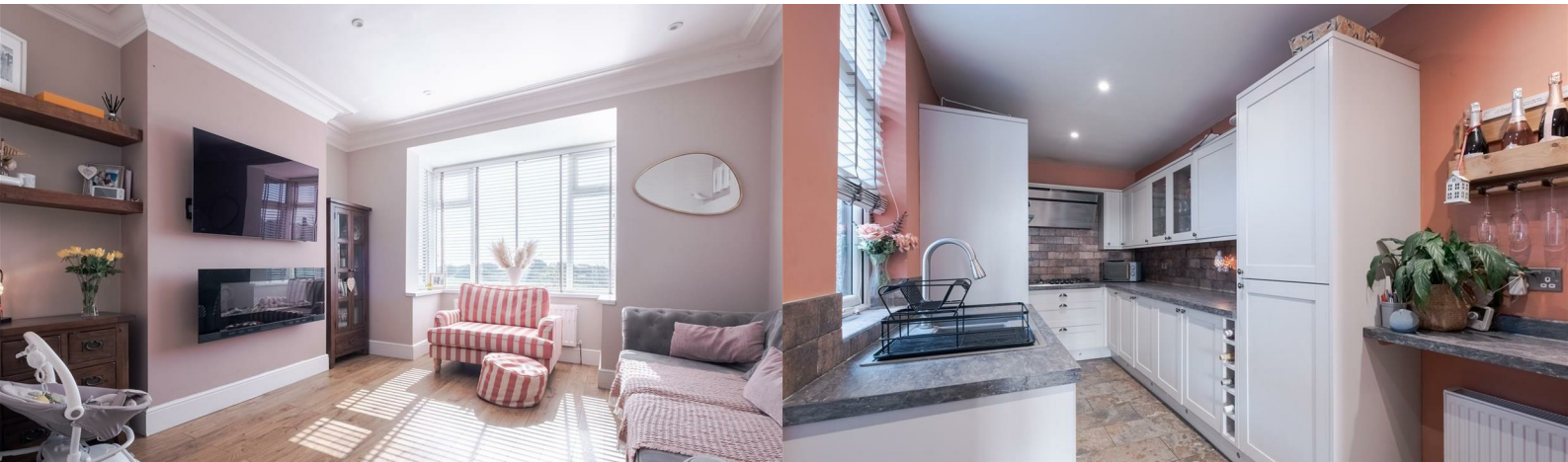
INDEPENDENT SALES & LETTING AGENTS



## 40 Avon Street

Barrow-In-Furness, LA14 3EL

Offers In The Region Of £210,000



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*New to the market is this spacious end of terrace property with stunning interiors, huge forecourt and rear yard space. Located on the desirable Walney Island, with local amenities, transport links, schools and parks in the nearby facility. The property offers three bedrooms making it suitable for families or first time buyers looking for a little extra room. With its charming features and practical layout, this home is ready to welcome its new owners.*

Upon arriving at the property you are first greeted by the front forecourt. A large and tidy space that sets the welcoming tone for the property that you find inside. Upon entering through the door, the welcoming corridor takes you around to the front lounge featuring a huge bay window to allow lots of natural light. On the chimney breast we have an electric fireplace. In the heart of the home the dining room table linking the front lounge and the kitchen together. The kitchen at the rear of the property has access to the small rear yard. There is ample cupboard and worktop spaces to accommodate any aspiring chefs.

Stepping upstairs we have the three bedrooms. The main is located to the front of the property and features the same large bay window to increase natural lighting. The bathroom and second bedroom are side by side at the rear of the property. Whilst the third bedrooms sits above the entrance hall and tucked around the side of the stairs.

## Reception One

14'7" x 12'9" (4.46 x 3.91 )

## Reception Two

15'3" x 11'11" (4.67 x 3.64 )

## Kitchen Diner

16'11" x 7'2" (5.18 x 2.20 )

## Utility

5'6" x 9'1" (1.69 x 2.77 )

## Bedroom One

11'8" x 14'2" (3.58 x 4.34 )

## Bedroom Two

12'2" x 8'5" (3.72 x 2.58 )

## Bedroom Three

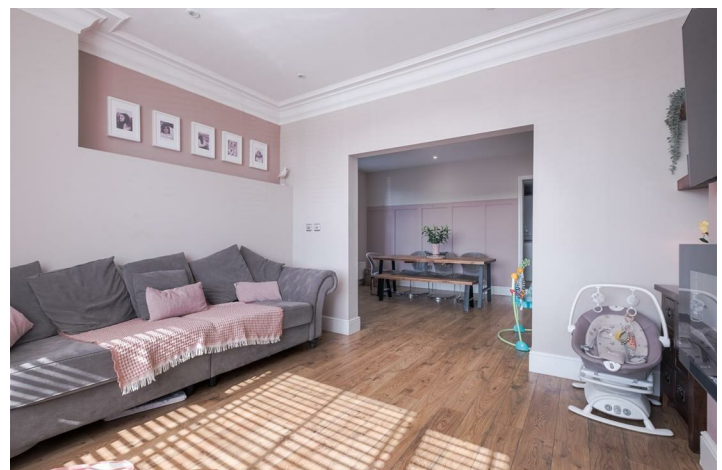
10'5" max x 8'11" (3.20 max x 2.74 )

## Bathroom

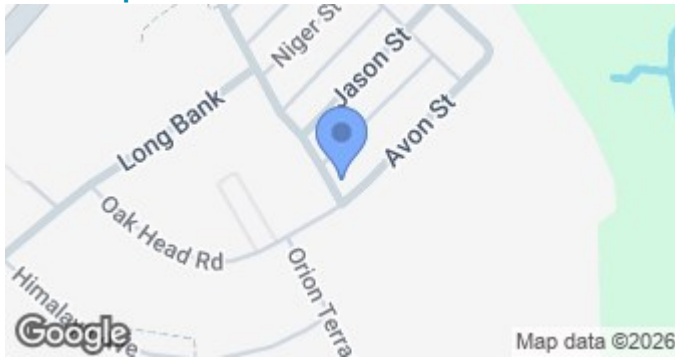
7'6" x 8'7" (2.30 x 2.62 )



- Desirable Location
- Local Amenities and Parks
  - End of Terrace
  - Gas Central Heating
- Forecourt Curb Appeal
  - Spacious Rooms
  - Council Tax Band - B
    - EPC -



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

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