CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

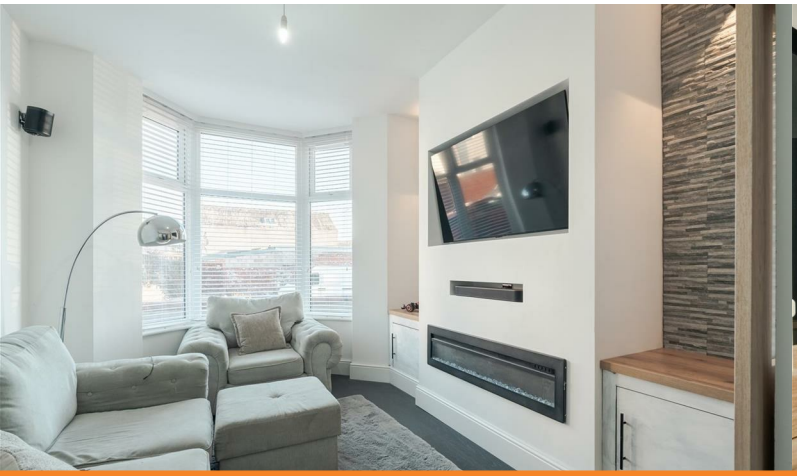


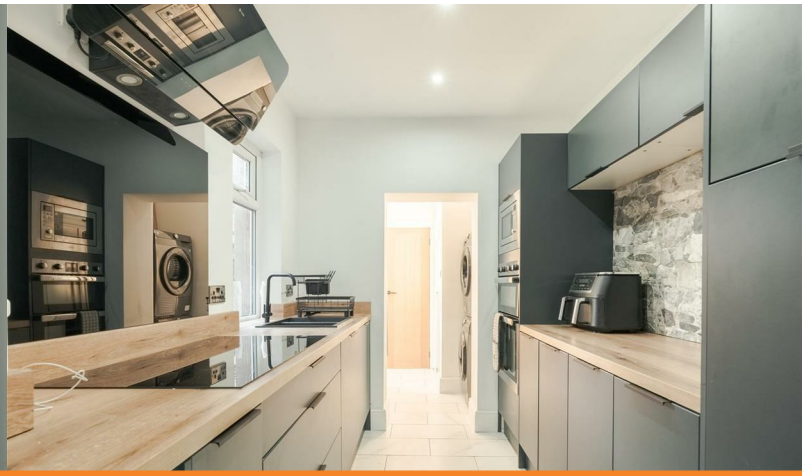
# 25 Settle Street

## Barrow-In-Furness, LA14 5HF

**Offers In The Region Of £155,000**

2 | 2 | 2 | E





Ramsden Square Barrow in Furness, Cumbria, LA14 1XA | 01229 825333 | info@corrieandco.co.uk

# 25 Settle Street

## Barrow-In-Furness, LA14 5HF

## Offers In The Region Of £155,000







*Nestled in the heart of Barrow-In-Furness, Settle Street presents an inviting opportunity for those seeking a delightful family home. This well-appointed house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet comfy evenings. The layout is thoughtfully designed to provide both comfort and functionality. the property sits close to local parks, schools and amenities making it a great choice for small families or any individuals seeking a first home.*

This traditional bay-fronted terraced property offers an extended ground-floor layout set across two floors, combining generous living spaces with excellent ground-floor amenities.

You enter the ground floor into a welcoming entrance hall housing the staircase rising to the upper level. To your left, a bright front lounge features an attractive bay window that fills the primary reception room with natural light. The lounge opens seamlessly into a formal dining room, separated by two sliding doors that can be left open or closed for a more intimate and cosy environment. The dining room is complete with double doors that open directly out to the rear. Moving into the rear, a sleek modern kitchen is fitted with worktops on both sides, integrated cooking facilities, and a sink beneath a side window. Beyond the kitchen lies a practical utility room with side external access, leading through to a convenient ground-floor shower room and separate WC at the very rear of the footprint.

The first floor is accessed via the staircase leading up to a central landing that connects all rooms. Spanning the full width of the front of the home is a spacious primary bedroom featuring two front-facing windows. A second well-proportioned bedroom sits centrally, overlooking the rear. Completing the upper level is a generous family bathroom positioned to the rear, fitted with a full-sized bathtub, washbasin, toilet, and a built-in storage cupboard.

**Reception One**
8'11" x 13'3" (2.72 x 4.04 )

**Reception Two**
12'5" x 9'9" (3.81 x 2.98 )

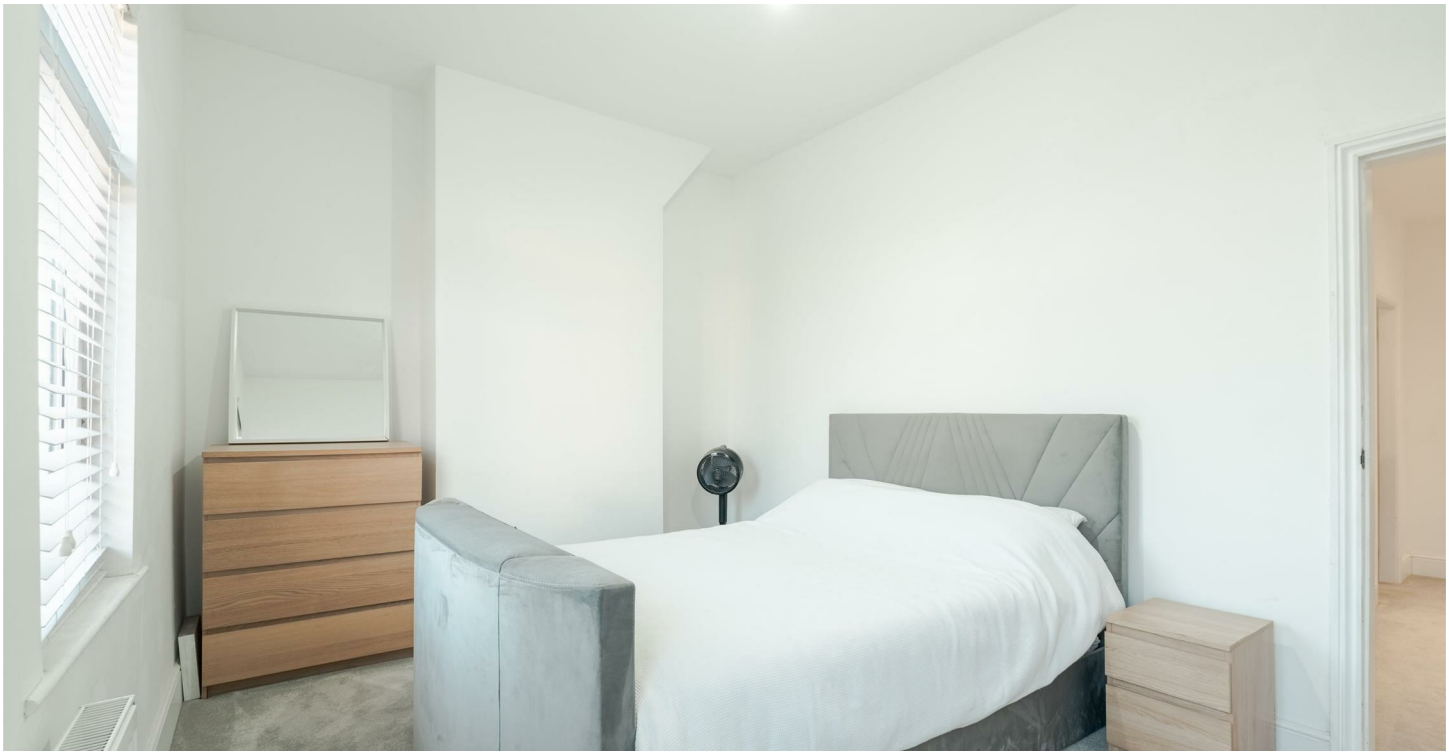
**Kitchen**
9'6" x 7'3" (2.92 x 2.21 )

**Wc**
4'1" x 2'7" (1.26 x 0.79 )

**Bedroom One**
14'4" x 10'0" (4.37 x 3.06 )

**Bedroom Two**
12'10" x 9'4" (3.92 x 2.85 )

**Bathroom**
7'1" x 8'8" (2.18 x 2.65 )

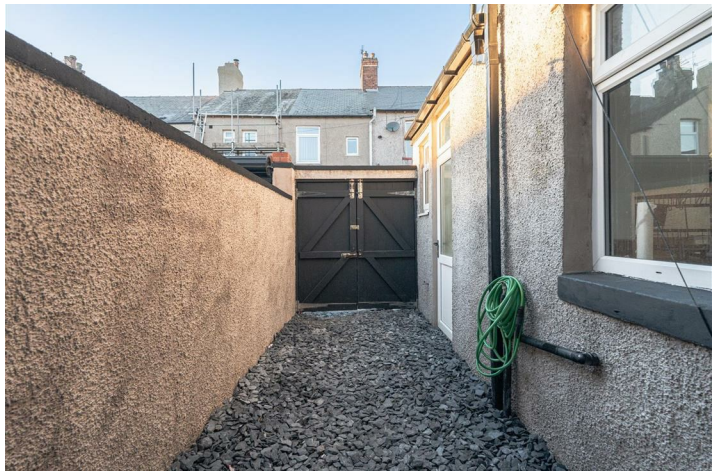


- Close to Local Schools
- Rear Yard Space
- Ideal for a Range of Buyers
- Gas Central Heating
- Modern Interior
- Near to Amenities
- Council Tax Band - A
- EPC - E

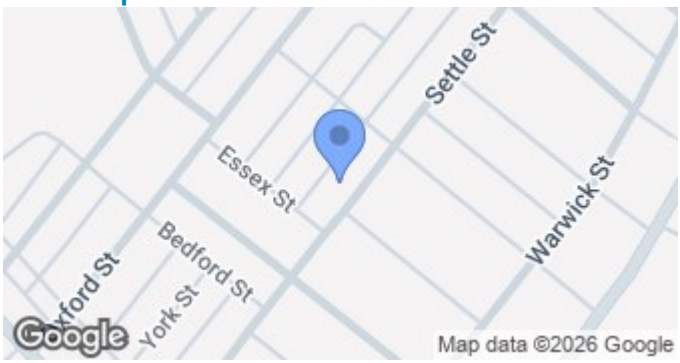




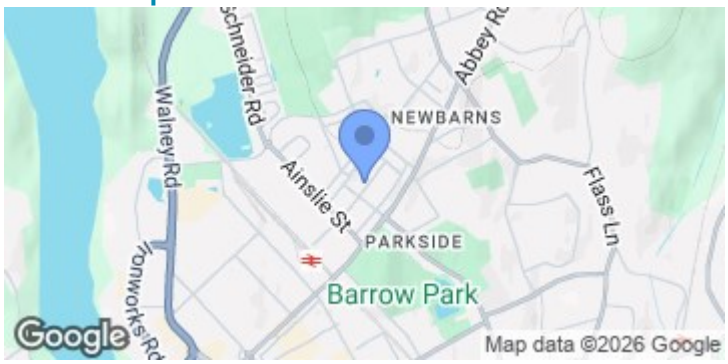




## Road Map




## 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.

