



58 Burlington Close

Kirkby-In-Furness, LA17 7UG

Offers In The Region Of £147,500



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A quaint one-bedroom true bungalow, perfectly positioned in a popular village location. Offering easy living on one level, this home is ideal for those looking to downsize, a single-person residence, or a smart investment opportunity. The property enjoys gardens to both the front and rear, providing pleasant outdoor space, and is offered with no upper chain for a straightforward purchase. Local Occupancy Restrictions apply.

Step into the entrance hall which provides access to all rooms. The lounge is spacious and welcoming, complete with a gas fireplace set within a mahogany surround.

The kitchen has been fitted with a range of traditional white base and wall units, with space for a fridge freezer, washer and oven. A back door leads directly out to the garden.

The bedroom is a comfortable double in size and benefits from a useful built-in storage cupboard. The shower room has been fitted with a modern three-piece suite comprising a walk-in shower cubicle with thermostatic attachment, WC and wash hand basin.

Externally, the property offers private gardens to both the front and rear. The front garden is mature with lawn and shrubbery, while the rear garden is designed for low maintenance with slate chippings, a patio seating area and a practical outhouse.

Entrance Hall

9'5" x 6'3" (2.890 x 1.908)

Living Room

12'3" x 11'4" (3.737 x 3.464)

Kitchen

8'4" x 7'1" (2.556 x 2.170)

Bedroom

11'5" x 10'6" (3.489 x 3.203)

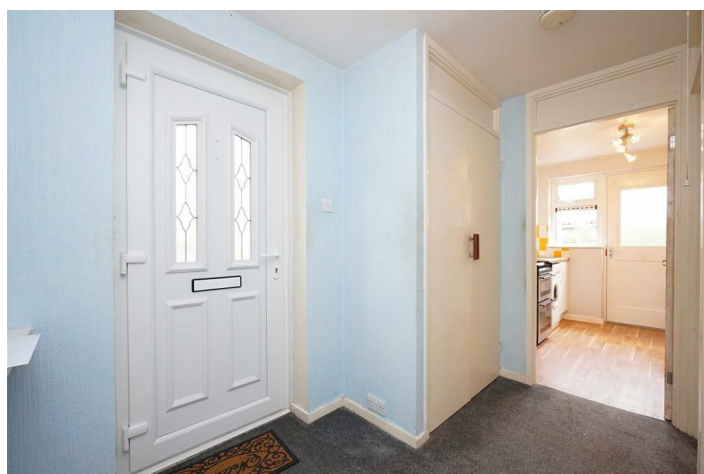
Shower Room

6'2" x 5'8" (1.901 x 1.747)



- True Semi Detached Bungalow
- Popular Village Location
- Local Occupancy Restrictions Apply

- Gardens to the Front & Rear
- No Upper Chain
- Superb Investment Opportunity



Road Map



Terrain Map



Floor Plan

Ground Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



Total area: approx. 38.4 sq. metres (412.9 sq. feet)

58 Burlington Close, Kirkby

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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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		
(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		