

# CorrieandCo

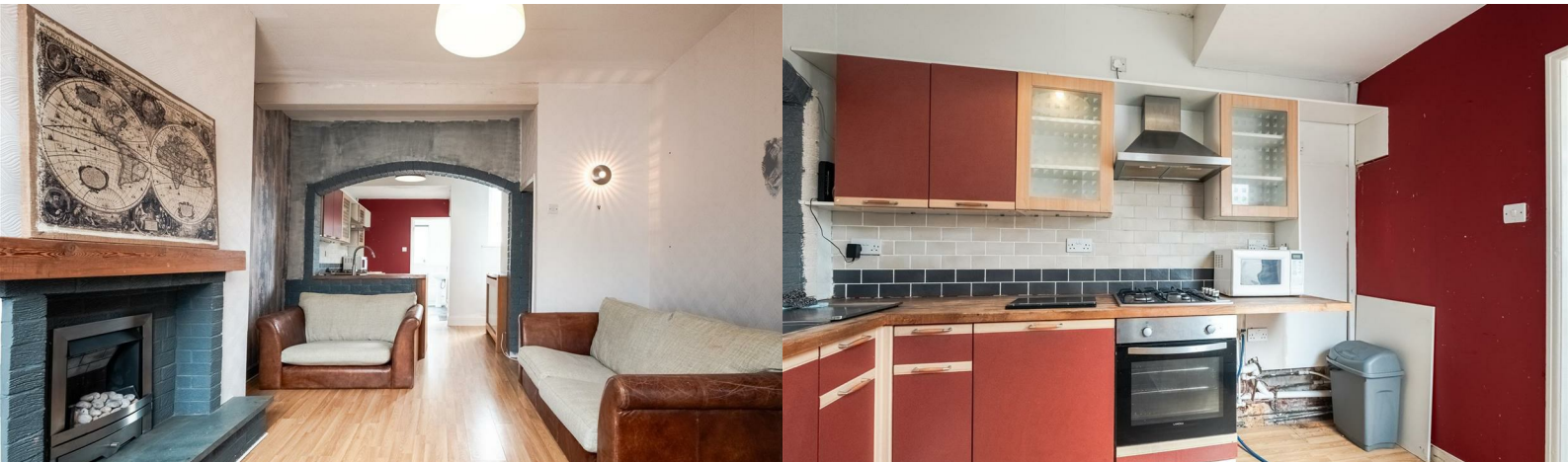
INDEPENDENT SALES & LETTING AGENTS



## 37 Dominion Street

Barrow-In-Furness, LA14 3BW

Offers In The Region Of £80,000



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*Opportunity to purchase this two bedroom terraced property offered with no onward chain, making it an excellent opportunity for a wide range of buyers, from first-time homeowners to investors. The interior features open plan living to the ground floor, with two bedrooms on first floor. The master bedroom has a shower room attached. To the rear, there is a yard offering useful outdoor space, and the home is conveniently located close to a variety of local amenities.*

Welcome to this well-designed two bedroom property, offering comfortable living across two floors, ideal for first-time buyers, couples, or investors.

As you step inside, you're greeted by a bright and spacious open plan lounge area, perfect for relaxing evenings or entertaining guests. To the center of the room is a large fireplace along side a large window to the front of the property allowing in plenty of natural light to fill the room, creating a warm and inviting atmosphere.

To the rear of the property is a practical fitted kitchen with wall and base units allowing plenty of storage with ample worktop surface designed for both everyday cooking and convenience. Within the kitchen is a four point gas cooker with extractor fan above, with space for a washing machine. Brown laminate flooring flows between the kitchen and the living room.

The ground floor also features a full family bathroom complete with bath, pedestal sink, and WC. The room has been decorated with white tiles to the bottom half with white painted walls to the top with a grey laminate flooring.

Upstairs, the property offers two well-proportioned bedrooms and an additional shower room for added convenience to bedroom one. The main bedroom is generously sized and filled with natural light, while the second bedroom offers flexibility as a child's room, home office, or guest accommodation.

To the rear off the property is yard, this property comes vacant with no onward chain.

### Reception

12'0" max 22'10" max (3.68 max 6.96 max)

### Bathroom

6'5" x 7'10" (1.97 x 2.41)

### Bedroom

8'9" x 12'11" (2.68 x 3.96)

### Shower

3'0" x 2'7" (0.92 x 0.80)

### Bedroom

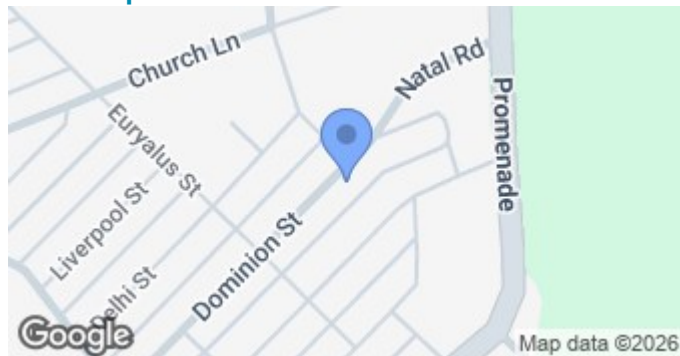
12'1" x 9'6" (3.70 x 2.90)



- No Onward Chain
  - Open Plan
  - Yard To Rear
- Close To Local Amenities
- Two Bedrooms
  - Shower In Bedroom One
- Ideal For A Range Of Buyers
  - Council Tax Band - A



## 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			
(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 <sub>2</sub> 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	