

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 191 Oxford Street

Barrow-In-Furness, LA14 5QF

Offers In The Region Of £85,000



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# 191 Oxford Street

Barrow-In-Furness, LA14 5QF

## Offers In The Region Of £85,000



*A well-presented one-bedroom first floor flat situated in a sought after residential location, conveniently close to local amenities and transport links. Offered with no onward chain, the property also benefits from neutral décor throughout, creating a bright and versatile living space ready to move into. Additional features include a detached garage, providing valuable storage or parking. An ideal purchase for investors or those looking to downsize.*

Accessed via a communal entrance with stairs rising to the first floor, this well-presented flat opens into a welcoming entrance hallway providing access to all principal rooms.

To the front of the property is a spacious lounge offering plenty of natural light and ample space for both living and dining furniture, creating a comfortable and versatile main living area.

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating space for appliances and offering a practical layout for everyday use. The Hob, cooker and dishwasher are all available as part of the sale price.

The bedroom is a generous double room positioned to the rear of the property, providing a peaceful retreat with space for freestanding furniture.

Completing the accommodation is the wet room, fitted with a shower area, wash hand basin and WC. The property also benefits from a useful storage cupboard accessed from the hallway as well as a further cupboard with plumbing for a washing machine.

Externally, the flat further benefits from a detached garage and garden.

### Reception

16'1" x 12'11" (4.91 x 3.96)

### Kitchen

12'4" x 6'5" (3.77 x 1.96)

### Wet room

6'2" x 6'7" (1.90 x 2.03)

### Bedroom

9'11" x 10'5" (3.04 x 3.18)

### Detached Garage



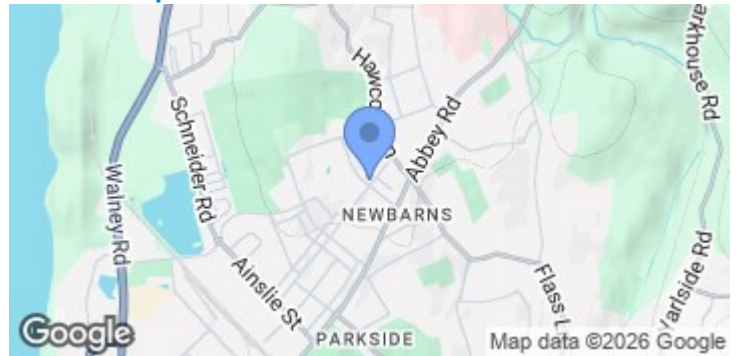
- First Floor Flat
- Close to Amenities
- Detached Garage
- Gas Central Heating
- Popular Location
- Ideal for Investors
- Double Glazing
- Council Tax Band - A



## 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                             |   | 74                      | 74        |
|   |   | EU Directive 2002/91/EC |           |