

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 28 Granville Street

Barrow-In-Furness, LA14 5RY

Offers In The Region Of £95,000



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# 28 Granville Street

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## Offers In The Region Of £95,000



*A well-presented two-bedroom terraced home situated in a convenient location close to local amenities. Offered with no onward chain, the property features neutral décor throughout, making it easy for buyers to move straight in or personalise. To the rear is a low-maintenance yard, ideal for outdoor seating or storage. Ready to move into and well suited to a range of buyers, including first-time purchasers, downsizers, or investors.*

Enter the property into a welcoming lounge, positioned at the front of the home and offering a comfortable living space with neutral décor. From here, stairs rise to the first floor, with a useful under-stairs storage cupboard providing practical space for coats and household items.

To the rear is a well-proportioned dining room, ideal for everyday dining and entertaining, which flows through to the kitchen. The kitchen is fitted with a range of units and work surfaces and provides access out to the rear yard. Beyond the yard are two external outhouses, offering excellent additional storage.

The first floor comprises two bedrooms, both of good size and finished in a neutral style. A further storage cupboard is located off the landing, enhancing practicality. Completing the accommodation is the bathroom, fitted with a bath, WC, and wash basin.

### Lounge

11'10" x 10'2" (3.62 x 3.10)

### Dining Room

11'11" x 11'10" (3.64 x 3.61)

### Kitchen

9'6" x 6'0" (2.92 x 1.85)

### Bedroom One

12'1" x 12'0" (3.70 x 3.67)

### Bedroom Two

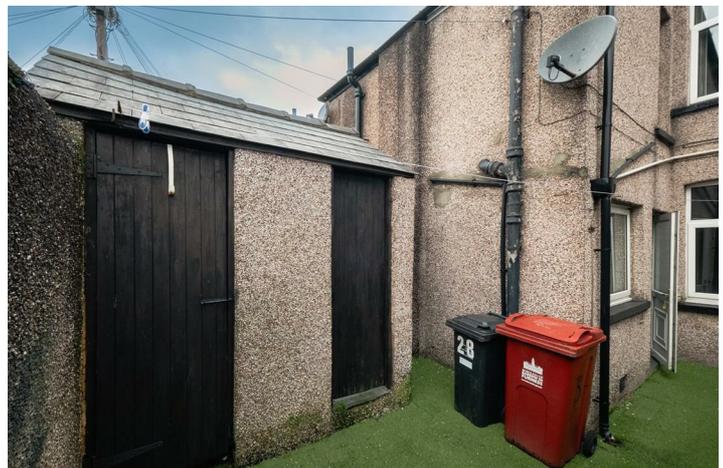
10'4" x 11'7" (3.17 x 3.54)

### Bathroom

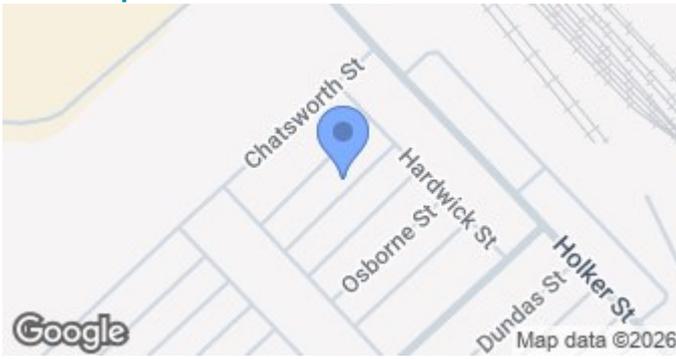
9'6" x 6'0" (2.91 x 1.83)



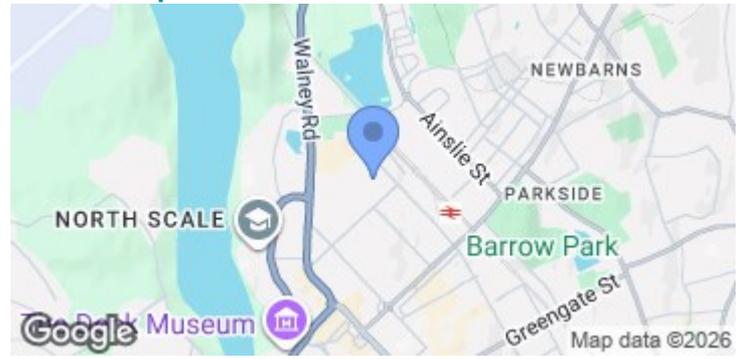
- Ideal for a Range of Buyers
  - No Onward Chain
- Neutral Decor Throughout
  - Gas Central Heating
- Convenient Location
  - Rear Yard
  - Double Glazing
  - Council Tax Band - A



## Road Map



## Terrain Map



## Floor Plan



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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.

