



## 141 Devon Street

Barrow In Furness, LA13 9PZ

Offers In The Region Of £112,000



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*This delightful two-bedroom house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a warm and inviting atmosphere, perfect for creating a home filled with cherished memories. With its appealing features and prime location, this property on Devon Street is a wonderful opportunity. Whether you are looking to settle down or invest, this house is sure to meet your needs and exceed your expectations.*

Welcome to this beautifully presented terraced home, ideally located in the up-and-coming area of Barrow-in-Furness.

Thoughtfully finished throughout, this property offers a perfect blend of modern style and everyday comfort.

As you step inside, you're greeted by a bright and inviting lounge featuring stylish wood laminate flooring that brings a warm and contemporary feel to the space. It's the ideal spot to unwind, entertain, or simply enjoy everyday living.

To the rear of the home is a sleek, modern kitchen with plenty of worktop and storage space, designed to make both cooking and hosting a breeze. From here, you have direct access to the rear yard — a low-maintenance outdoor space complete with astro turf, ideal for relaxing in the sun or enjoying a BBQ with friends.

Upstairs, you'll find two generous double bedrooms, both filled with natural light and decorated in neutral tones to suit any style. The bathroom is bright, fresh, and modern, fitted with contemporary fixtures and offering a calming space to start or end your day.

Located in a promising area of Barrow-in-Furness, this home is close to local amenities, transport links, and schools, making it a fantastic option for first-time buyers, small families, or investors.

This is a lovely home that's ready to move into — early viewing is highly recommended.

### Reception

11'5" x 12'5" (3.49 x 3.79)

### Kitchen

8'7" x 14'6" (2.62 x 4.44)

### Bedroom one

11'5" x 12'4" (3.48 x 3.77 )

### Bedroom two

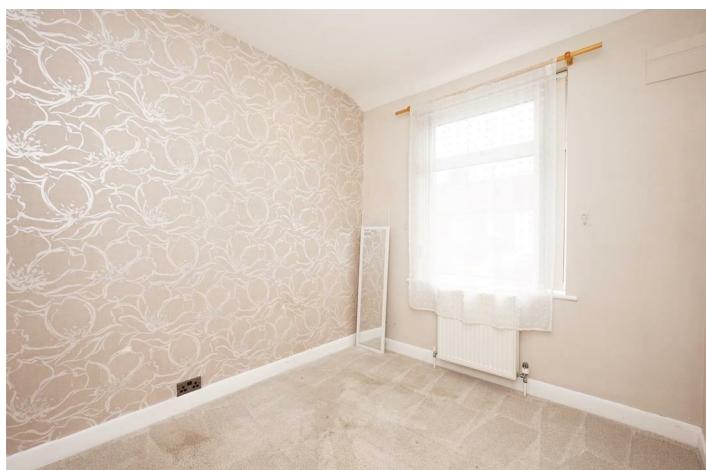
8'10" x 7'11" (2.70 x 2.42)

### Shower room

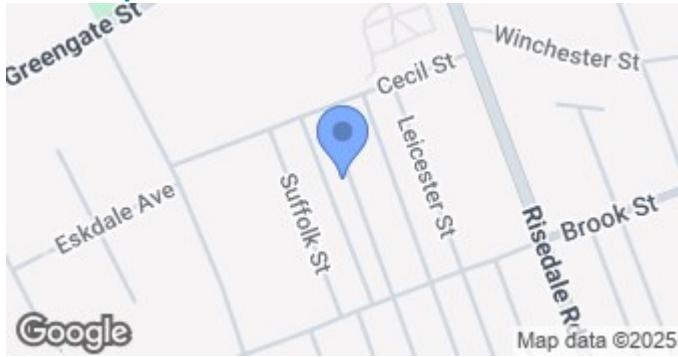
5'9" x 6'0" (1.77 x 1.85 )



- 2 Cosy Bedrooms
- Close to local amenities
  - Residential area
  - EPC - TBC
- Council Tax Band -
- Ideal for small families
- Easy access to transport
- Perfect for first-time buyers
- Mains Central Heating



## 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		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	