

# CorrieandCo

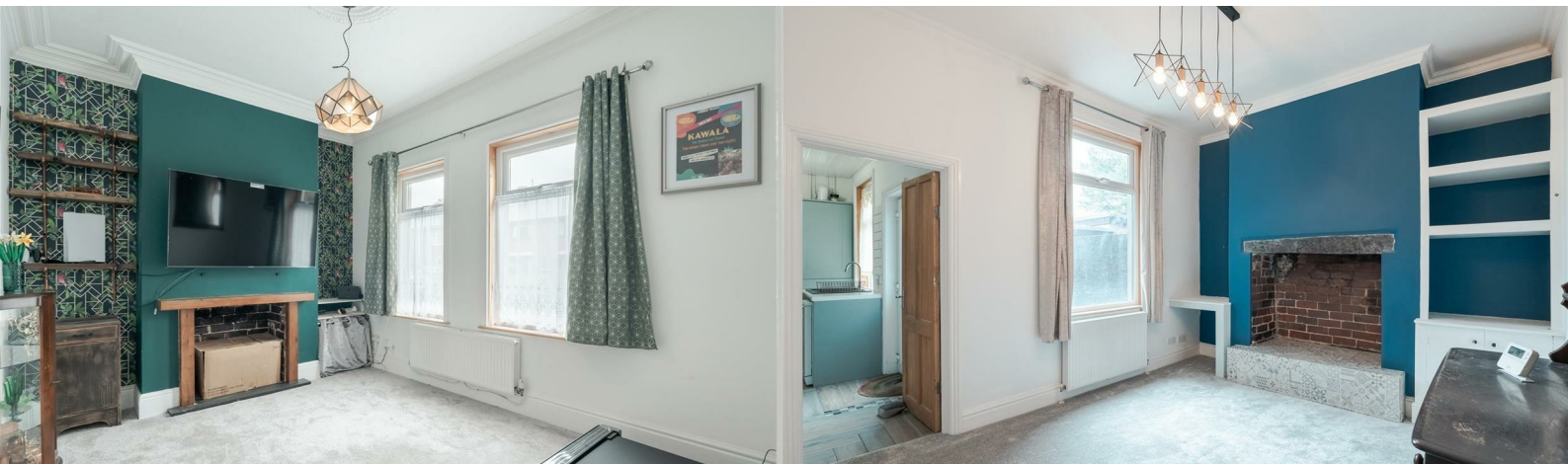
INDEPENDENT SALES & LETTING AGENTS



## 27 Duke Street

Askam-In-Furness, LA16 7AD

Offers In The Region Of £195,000



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*This spacious three-bedroom end-terrace property offering spacious accommodation with two reception rooms, three bedrooms, modern kitchen and a family bathroom. This property also benefits from an enclosed rear yard, detached garden and off road parking. The property provides excellent outdoor space. Requiring some cosmetic updating. The property is great for a range of buyers.*

Enter this end-terrace home through the entrance hallway which leads into the lounge, the lounge offers a comfortable living space with carpeted flooring, with two large windows allowing in plenty of light. While to the rear, the separate dining room provides an ideal area for family meals. Beyond the dining room is the modern kitchen, featuring shaker-style wall and base cabinets in a duck egg blue, with white laminate worktops. Within the kitchen is a single electric oven and a gas hob, with access to the rear yard.

The first floor comprises of three bedrooms, offering flexible accommodation for families, guests or home working. To the front of the property is bedroom one and three. Bedroom one is a great size with two windows for extra light. Bedroom two is another good size with plenty of room for a double bed and furniture. The third bedroom will fit a single bed or be used as a study. All three bedrooms have white painted walls and grey carpets.

The family bathroom comprises of a freestanding roll top bath, separate shower cubicle, pedestal sink and W/C. The bathroom has been renovated with tiles in the shower cubicle and a feature wall next to the bath. The white walls tie in well with the black and white lino flooring.

Externally, the property benefits from an enclosed rear yard and the added advantage of a detached garden, providing additional outdoor space with off road parking. This property presents an excellent opportunity for buyers looking to personalise a home to their own tastes.

## Reception One

10'4" x 13'0" (3.15 x 3.97 )

## Reception Two

10'9" x 13'4" (3.30 x 4.07 )

## Kitchen

9'8" x 6'10" (2.97 x 2.10)

## Bedroom One

10'10" x 10'8" (3.32 x 3.26 )

## Bedroom Two

11'1" x 10'5" (3.39 x 3.18 )

## Bedroom Three

5'6" x 7'4" (1.69 x 2.26 )

## Bathroom

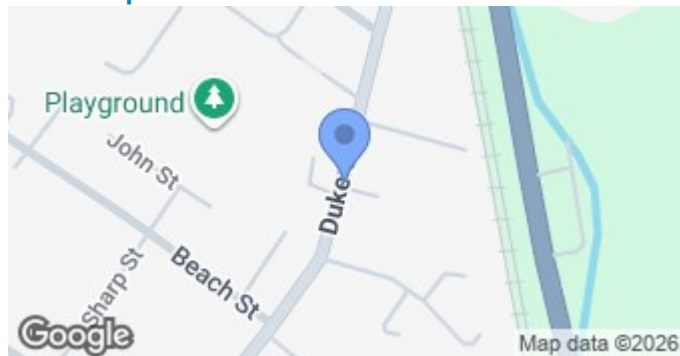
9'10" x 6'9" (3.01 x 2.06)



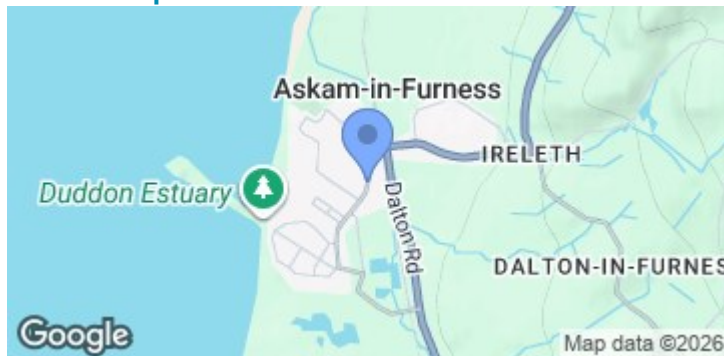
- End Terrace
- Rear Yard
- Ready To Move In
- Off Road Parking
- Three Bedrooms
- Two Reception Rooms
- Detached Garden
- Council Tax Band - A



## 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 |           |