CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



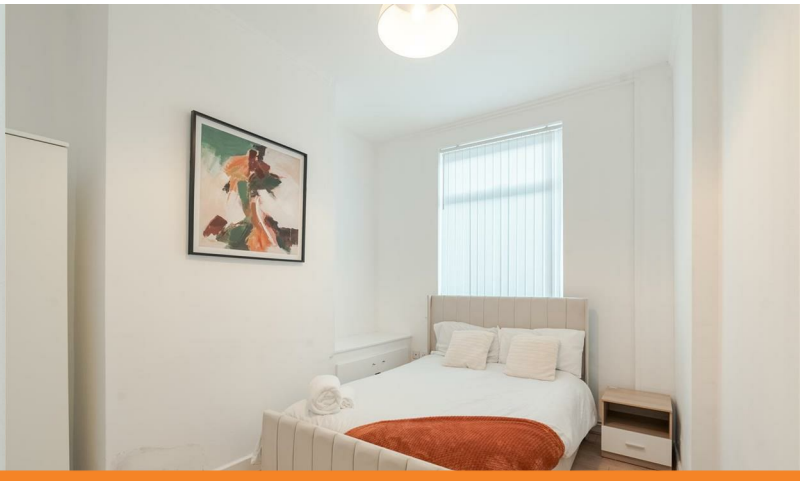
30 Melbourne Street

Barrow-In-Furness, LA14 5TU

Offers In The Region Of £99,950

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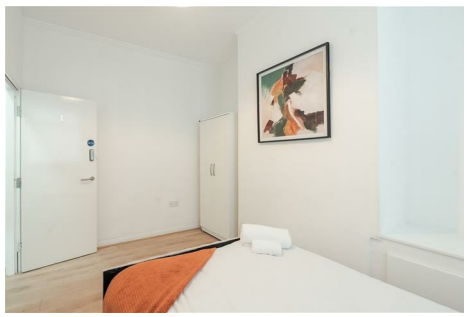


Ramsden Square Barrow in Furness, Cumbria, LA14 1XA | 01229 825333 | info@corrieandco.co.uk

30 Melbourne Street

Barrow-In-Furness, LA14 5TU

Offers In The Region Of £99,950







A well proportioned mid terrace home, ideally situated in a convenient location close to local amenities, schools and transport links. Offering neutral dEcor throughout, this property presents an excellent opportunity for first time buyers looking to take their first step onto the property ladder or investors seeking a promising addition to their portfolio. The property provides a versatile starting point, with neutrally presented interiors offering a blank canvas for a new owner to make their own. Conveniently positioned for everyday essentials and local services, the home combines practical living with an accessible location. Offered for sale with no upper chain.

The property is entered via an entrance hall which affords access to the ground floor bedroom/reception room, and the lounge diner. The lounge diner offers a comfortable reception space, with ample room for both seating and a dining area, making it ideal for relaxing and entertaining.

The kitchen is positioned to the rear and provides a practical layout with fitted units, an integrated hob and oven, and space for a fridge freezer and washing machine.

The second reception room offers flexibility to suit your needs. Currently utilised as a bedroom, it could alternatively be used as a separate dining room, sitting room or hobby space.

The staircase leads to the first floor, where the remaining accommodation can be found.

The first floor has been altered to incorporate a hallway, providing access to the separate family bathroom and two double bedrooms.

Both bedrooms offer comfortable accommodation, while the bathroom comprises a bath, wash basin and WC.

To the rear, the property benefits from a good sized, low maintenance yard, providing a practical outdoor space to enjoy.

Entrance Hall
12'3" x 3'1" (3.754 x 0.940)

Lounge Diner
7'10" x 12'4" (2.40 x 3.78)

Ground Floor Bedroom/Reception Two
11'3" x 11'4" (3.45 x 3.46)

Kitchen
6'5" x 6'3" (1.96 x 1.92)

Bedroom One
8'4" x 12'11" (2.55 x 3.94)

Bedroom Two
8'5" max x 11'4" (2.58 max x 3.47)

Bathroom
7'11" x 6'5" (2.43 x 1.96)



- Mid terrace home in popular location
- Ideal first home or investment
- Close to amenities, schools and transport links
- Council tax band - A
- No upper chain
- Rear yard
- Neutral decor throughout





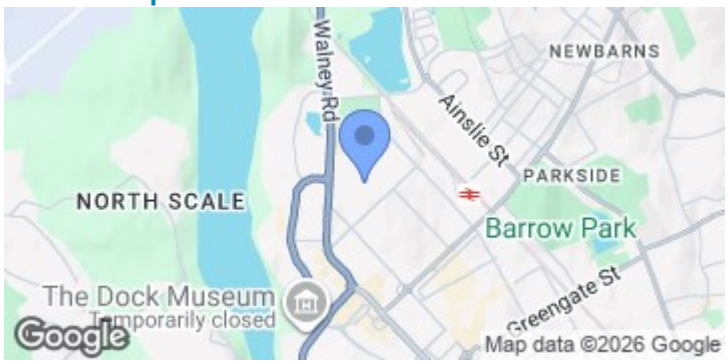




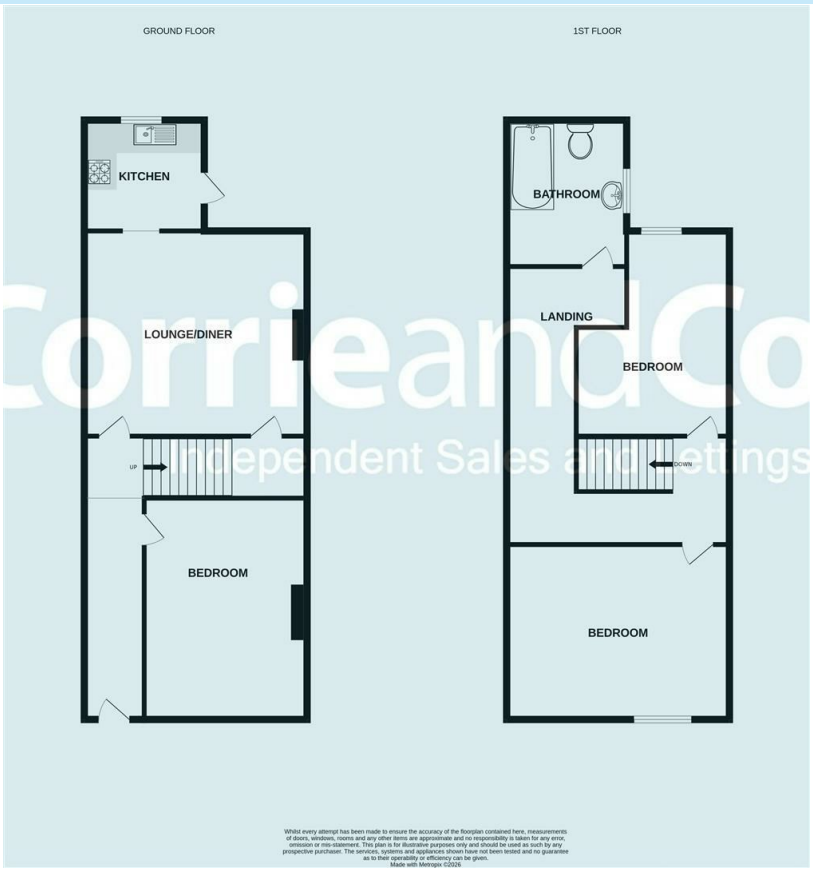
Road Map



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.

