



## 55 Clarence Road

Barrow-In-Furness, LA14 5LS

Offers In The Region Of £230,000





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*A well-presented three-bedroom semi-detached home situated in a highly sought-after location. Ideal for families, the property offers a bright and welcoming layout with neutral décor throughout, providing a blank canvas for personalisation. Externally, the home benefits from a private rear garden, perfect for outdoor living and entertaining. Conveniently located close to local amenities, schools, and transport links, this property combines comfort, practicality, and location appeal.*

Entering the property through the front door, you are welcomed into a practical entrance hall with stairs rising to the first floor and access into the main living space.

To the front of the property is a well-proportioned lounge, offering a comfortable and versatile area for everyday family living. From here, a door leads through to the dining room at the rear, creating a natural flow between the main reception rooms and making it ideal for both entertaining and family meals.

The dining room provides direct access to the kitchen, which is positioned to the rear/side of the property. The kitchen offers a functional layout with ample worktop and storage space, and benefits from external access into the rear garden, enhancing indoor-outdoor living.

Returning to the entrance hall, the staircase leads to the first-floor landing. The landing provides access to all three bedrooms and the bathroom facilities. There are two generously sized double bedrooms, one to the front and one to the rear, both offering ample space for bedroom furniture with the rear bedroom having the added benefit of inbuilt cupboard space as well. The third bedroom is a good-sized single, suitable for a child's room, home office, or nursery.

The accommodation is completed by a shower room and a separate WC, both conveniently located off the landing, making the layout particularly practical for family use.

### Lounge

10'8" x 12'9" (3.26 x 3.90)

### Kitchen Diner

11'11" x 17'7" (3.65 x 5.36 )

### WC

4'3" x 24'9" (1.31 x 074 )

### Bedroom One

13'6" into bay x 11'2" (4.13 into bay x 3.42 )

### Bedroom Two

12'0" x 10'0" (3.66 x 3.06 )

### Bedroom Three

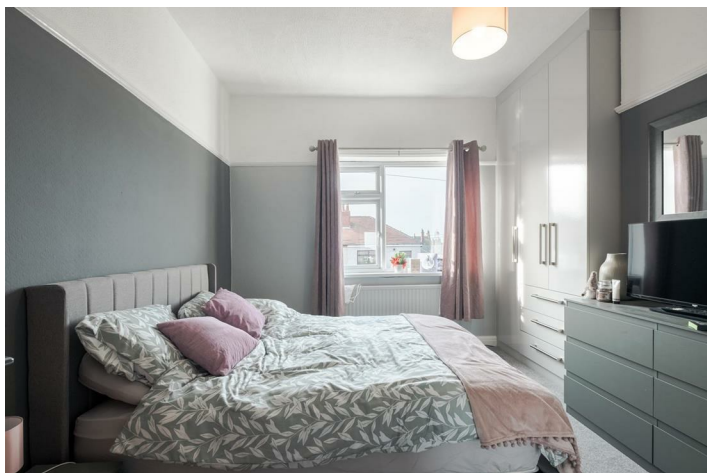
7'3" x 7'1" (2.21 x 2.16 )

### Shower Room

7'1" x 5'2" (2.16 x 1.58 )

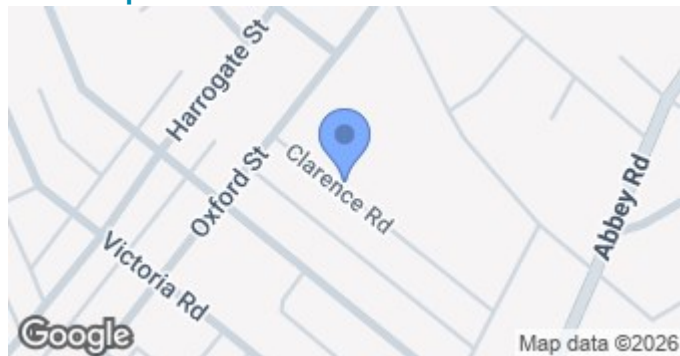


- Ideal Family Home
- Close to Amenities
- Neutral Decor Throughout
- Gas Central Heating
- Sought after Location
- Garden to the Rear
- Double Glazing
- Council Tax Band - C

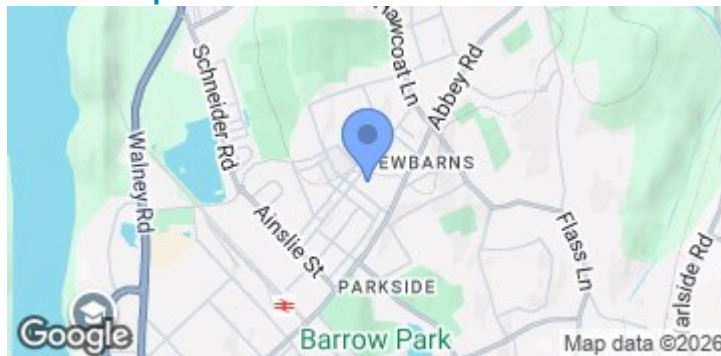




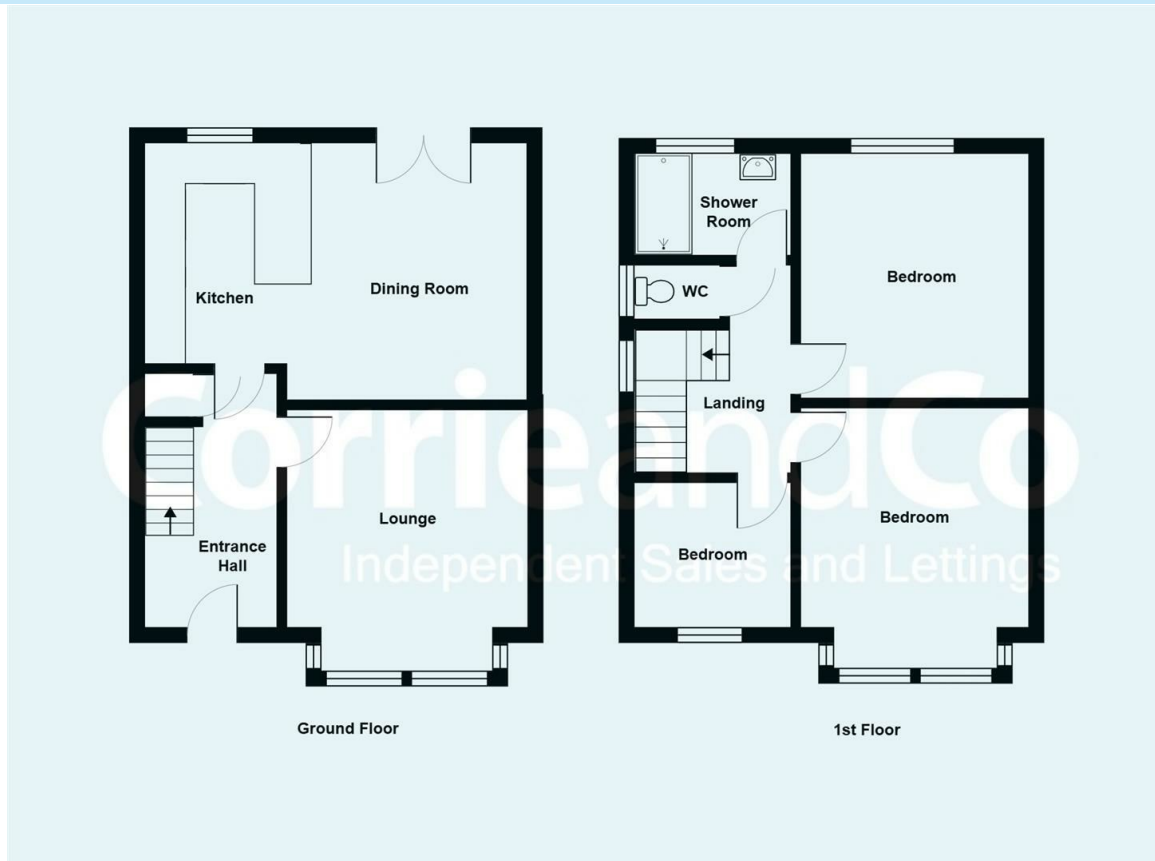
Road Map



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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		