



## 47 Stanley Road

Barrow-In-Furness, LA14 2PT

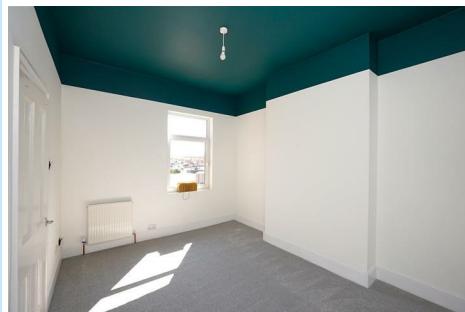
Offers In The Region Of £125,000



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## Offers In The Region Of £125,000



**This well-presented 3-bedroom end-terrace home offers spacious, modern living and is ready for immediate occupancy. Ideally situated just minutes from BAE Systems, it's perfect for professionals or families seeking convenience and comfort.**

As you enter you arrive into a hallway boasting traditional tiled flooring, and giving access to the reception room, dining room and the stairs that lead to the first floor. The reception room is situated to the front aspect of the property and boasts a wood burner to the centre with a marble surround and has been decorated with wooden flooring. The dining room features forest green walls, with a modern hanging light fixture, and a gas fire, and offers access to the kitchen. The kitchen has been fitted with cream shaker style wall and base units with oak effect laminate work surfaces, with integrated appliances such as a single oven, an electric hob, a stainless steel extractor fan, with ample space for free standing appliances and has been decorated with vinyl flooring and blue painted walls.

To the first floor you will find three bedrooms and a bathroom. The first double bedroom is situated to the front of the property, decorated with grey carpeting, with navy and white walls and offers ample space for bedroom furniture. The second double bedroom overlooks the private rear yard, and has been decorated with grey carpeting. The third bedroom is at the far rear aspect of the property and is of good size and would be ideal as a study. The modern fitted bathroom comprises of a bath with a thermostatic overhead shower, a vanity sink and WC unit, and has been decorated with tiled flooring, half white subway tiled walls and a tiled bath splashback, with a bluetooth mirror.

To the rear you will find a private yard ideal for outdoor seating.

### Reception

12'1" x 12'1" (3.69 x 3.69 )

### Dining Room

12'5" x 13'3" (3.81 x 4.04 )

### Kitchen

15'6" x 8'11" (4.73 x 2.73 )

### Bedroom One

12'1" x 16'0" (3.69 x 4.88 )

### Bedroom Two

10'4" x 13'2" (3.17 x 4.02 )

### Bedroom Three

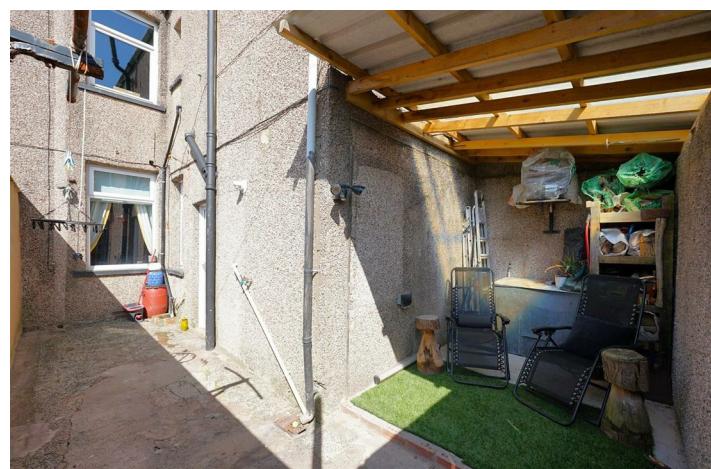
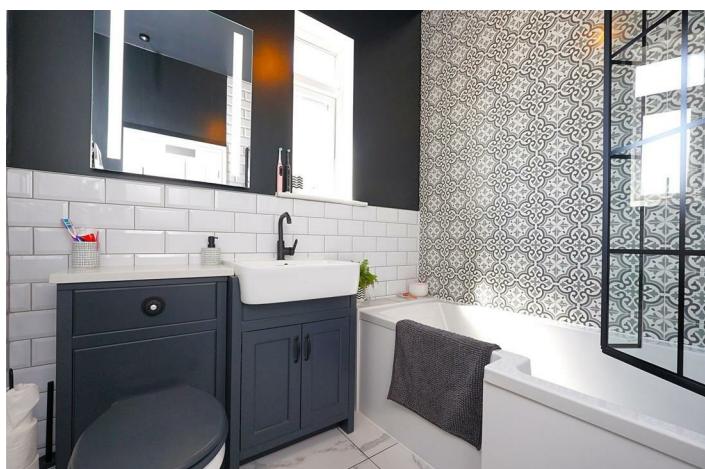
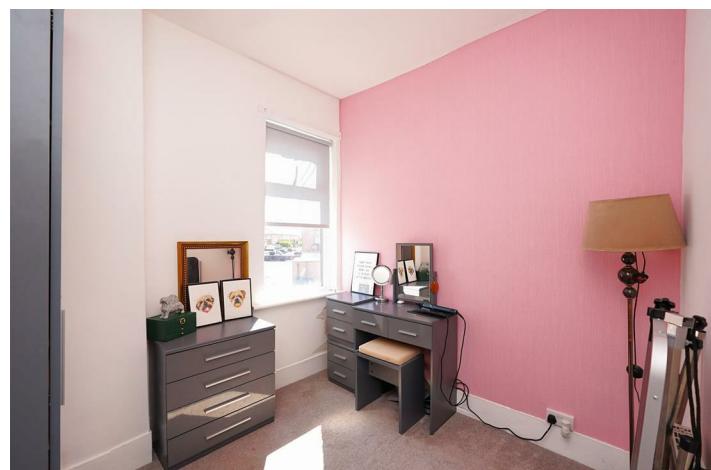
9'0" x 8'3" (2.75 x 2.54 )

### Bathroom

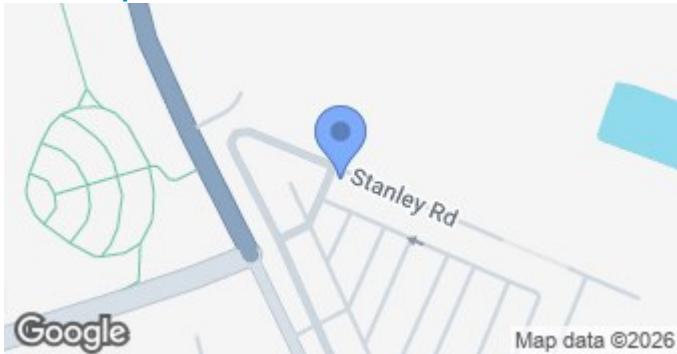
6'10" x 6'2" (2.09 x 1.88 )



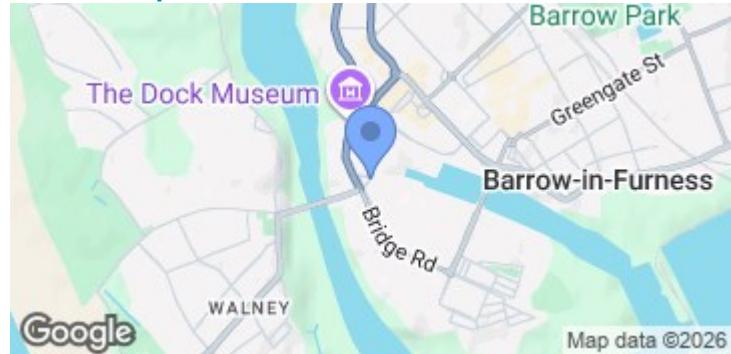
- Ideal For A Range Of Buyers
  - Two Reception Rooms
  - Private Yard To Rear
  - Close To Local Amenities
  - Council Tax Band - A
- Ready To Move Into
  - Three Bedroom
- Situated Close To BAE Systems
  - Double Glazing
  - Gas Central Heating



## 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			
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	