

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 11 Wordsworth Street

Barrow-In-Furness, LA14 5RF

Offers In The Region Of £70,000



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***This delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious reception rooms, providing ample space and the bathroom is conveniently located, ensuring practicality for everyday living. With its appealing layout and potential for personalisation, this property is ideal for those looking to make their mark in the housing market. The location offers easy access to local amenities, schools, and transport links, making it a convenient choice for families.***

As you enter this property you arrive into the first reception room which has been decorated with grey carpeting and neutral walls. From here you pass the stairs, that lead to the first floor, and you are lead into the second reception room, where the grey carpeting and neutral walls continue. Both rooms offer ample space for cosy living room and dining room furniture. The kitchen leads off from the second reception room, and has been fitted with wood wall and base units with black work surfaces and tiled walls, with space for free standing appliances.

To the first floor you will find your first double bedroom, which is situated to the front aspect of the property, and has been decorated with carpeting and neutral walls, with a built in cupboard for extra storage needs. Leading down the hallway you will find a second double bedroom which is situated to the rear of the property. The bathroom comprises of a bath with an over head shower attachment, a pedestal sink and a WC and has been tiled throughout.

To the rear you will find a private yard.

### Reception

11'10" x 10'0" (3.62 x 3.05 )

### Reception two

9'10".229'7" x 11'10" (3..70 x 3.62 )

### Kitchen

9'10" x 5'11" (3.02 x 1.82 )

### Bedroom One

12'0" x 10'2" (3.68 x 3.12 )

### Bedroom Two

9'4" x 7'11" (2.87 x 2.43 )

### Bathroom

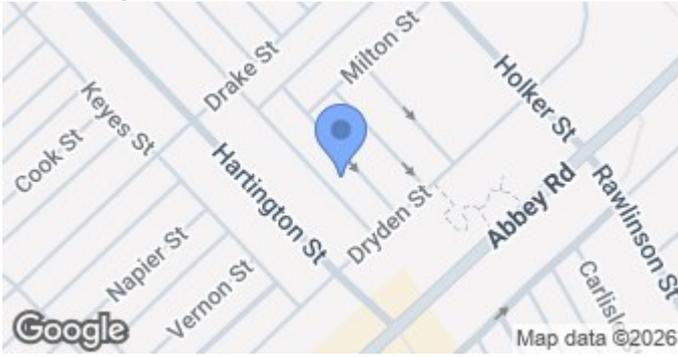
9'10" x 6'0" (3.02 x 1.84 )



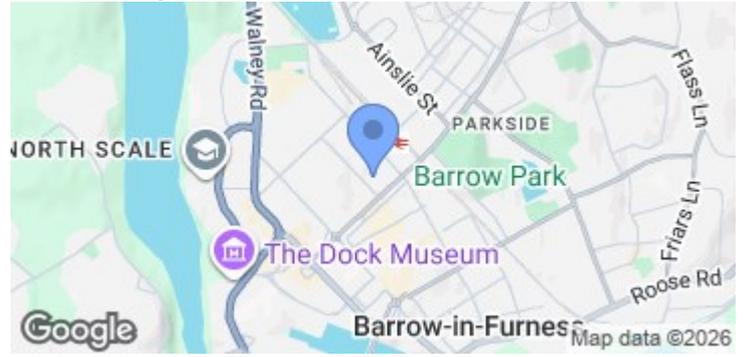
- No Onward Chain
- Two Bedrooms
- Close To Local Amenities
- Double Glazing
- Ideal For A Range Of Buyers
- Private Rear Yard To Rear
- Gas Central Heating
- Council Tax Band - A



## Road Map

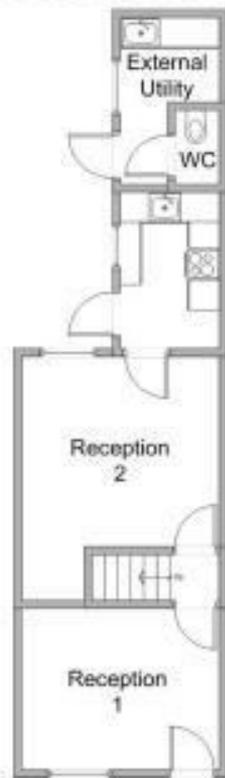


## Terrain Map



## Floor Plan

### Ground Floor



### First Floor



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

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		84	68
		EU Directive 2002/91/EC	