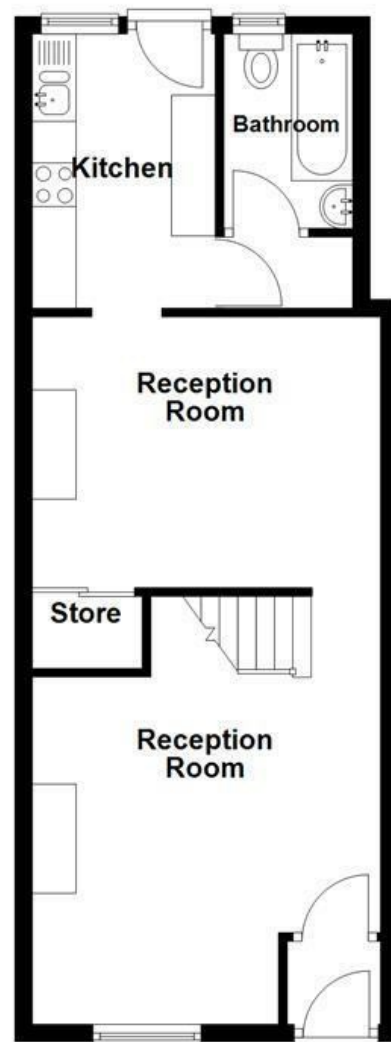


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Cockerill Terrace, Barrow, BB7 9AU

### £189,950

TWO BEDROOM TERRACE PROPERTY IN BARROW

Nestled in the charming area of Cockerill Terrace, Barrow, this delightful mid-terrace house offers a perfect blend of comfort and practicality. Built in 1900, this well-maintained property spans an impressive 990 square feet, providing ample space for modern living.

Upon entering, you are greeted by a generous living room that flows effortlessly into an adjoining dining room, creating an inviting atmosphere ideal for both relaxation and entertaining. The dining area leads seamlessly into a well-appointed kitchen, making meal preparation a pleasure. A useful utility space situated conveniently between the kitchen and the bathroom adds to the home's functionality, ensuring that everyday tasks are easily managed.

The property boasts two spacious bedrooms, each offering a tranquil retreat at the end of the day. The layout is thoughtfully designed to maximise space and light, making it feel both airy and welcoming.

Outside, the rear yard is low maintenance, providing a perfect spot for enjoying the outdoors without the burden of extensive upkeep. This feature is particularly appealing for those who wish to spend more time enjoying their home and less time on gardening.



# Cockerill Terrace, Barrow, BB7 9AU

## £189,950

 2  1  2  C

- An Envable Mid Terraced Property
  - Modern Fixtures And Fittings
  - On Street Parking
  - EPC Rating C
- Two Double Bedrooms
  - Neutral Decoration
  - Council Tax Band A
- Two Living Rooms
  - Sought After Location
  - Tenure Freehold

### Ground Floor

### External

**Entrance**  
Composite double glazed frosted door to the entrance vestibule.

**Rear**  
Enclosed yard with outbuilding.

**Entrance Vestibule**  
3'6 x 3'1 (1.07m x 0.94m)  
Wood effect laminate flooring, door to reception room one.

**Reception Room One**  
16'1 x 13'1 (4.90m x 3.99m)  
UPVC double glazed window, central heating radiator, two feature wall lights, meter cupboard, television point, wood effect laminate flooring, door to reception room two, staircase to the first floor.

**Reception Room Two**  
13'1 x 10'2 (3.99m x 3.10m)  
Central heating radiator, two feature wall lights, fireplace, wood effect laminate flooring, door to the kitchen.

**Kitchen**  
10'4 x 7 (3.15m x 2.13m)  
UPVC double glazed window, central heating radiator, a range of matte wall and base units, solid wood work tops, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and integrated extractor hood, space for a fridge freezer and dishwasher, tiled flooring, open to the utility room, hardwood single glazed door to the rear.

**Utility Room**  
4'10 x 3'9 (1.47m x 1.14m)  
Wood effect work surface, plumbing for washing machine and dryer, tiled flooring, door to the bathroom.

**Bathroom**  
7'4 x 4'10 (2.24m x 1.47m)  
UPVC double glazed window, heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with a direct feed rainfall shower and rinse head, mixer tap, tiled elevations, PVC panelling to the ceiling, spotlights, tiled flooring.

### First Floor

**Landing**  
2'8 x 2'6 (0.81m x 0.76m)  
Doors to two bedrooms.

**Bedroom One**  
13'1 x 13'2 (3.99m x 4.01m)  
UPVC double glazed window, central heating radiator, coving, two feature wall lights.

**Bedroom Two**  
13'1 x 10'2 (3.99m x 3.10m)  
UPVC double glazed window, central heating radiator, over staircase storage cupboard, fitted wardrobes.

