



## Kirkbarrow Gardens

Kirkby-In-Furness, LA17 7TG

Offers In The Region Of £350,000



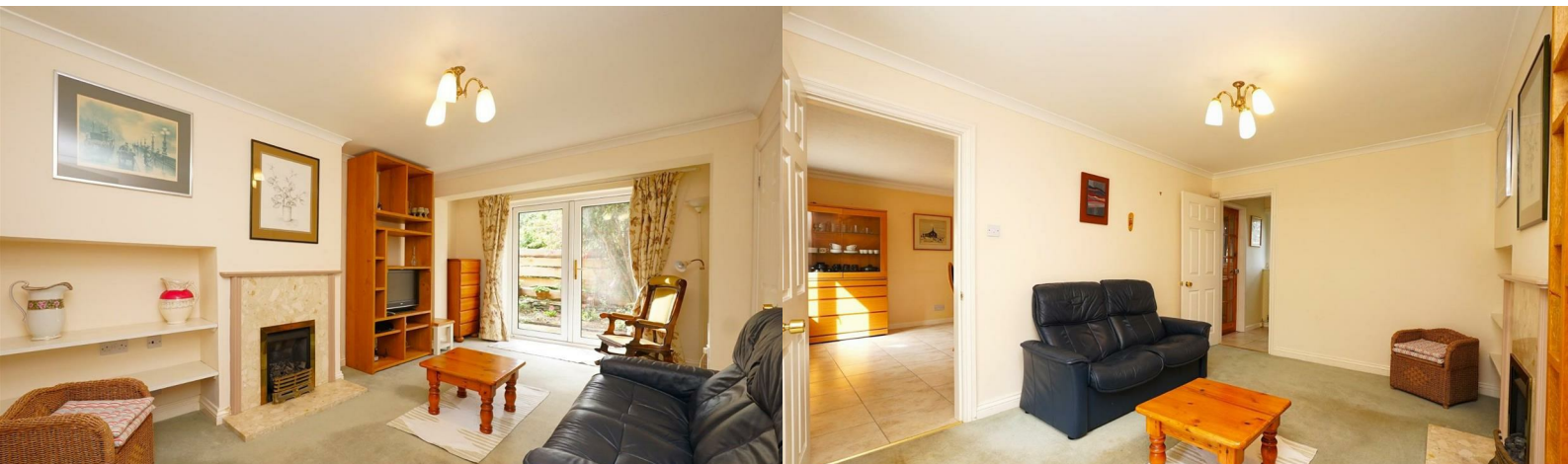
4



2



1





# Kirkbarrow Gardens

Kirkby-In-Furness, LA17 7TG

## Offers In The Region Of £350,000



*A superb detached family home, set in the peaceful hamlet of Beckside. This property offers generous room dimensions throughout, an integral garage, and a private, low-maintenance rear garden with established trees and shrubbery. Perfectly positioned, you can stroll into the nearby village of Kirkby, where you'll find local eateries, a train station, Estuary, and schools – making this an ideal home for families and commuters alike. Offered with no upper chain, this is a wonderful opportunity to secure a spacious home in a highly desirable location.*

Step into the welcoming entrance hall, filled with natural light and offering ample space for storing coats and shoes. The spacious lounge sits to the left hand side of the home, complete with French doors opening out to the garden.

The kitchen can be accessed from both the lounge and the entrance hall, and has been fitted with a range of traditional base and wall units with laminate worktops. There's space for appliances as well as a dining suite, making it a great family hub. A useful under-stair cupboard provides additional storage. Practicality is enhanced with a separate utility room, offering further space for white goods, along with a ground floor WC. A back door also gives direct access to the garden.

Upstairs, the generous landing leads to four well-proportioned bedrooms. The master enjoys its own en suite shower room, while the family bathroom features a WC, wash basin and bath with thermostatic over-bath shower.

Externally, the rear garden is low-maintenance, laid with paving stones and complemented by mature shrubs and flower beds. To the rear, you'll also enjoy lovely open countryside views, adding a real sense of peace and privacy.

### Entrance Hall

10'7" x 5'1" (3.250 x 1.552)

### Living Room

16'5" x 10'8" (5.012 x 3.271)

### Kitchen Diner

18'6" x 13'9" (5.648 x 4.215)

### Utility

7'5" x 4'4" (2.284 x 1.330)

### WC

4'4" x 2'4" (1.337 x 0.729)

### Rear Porch

4'4" x 2'8" (1.338 x 0.831)

### Landing

21'2" x 8'1" (6.464 x 2.479)

### Bedroom One

12'3" x 10'5" (3.757 x 3.180)

### En Suite

8'11" x 2'10" (2.724 x 0.879)

### Bedroom Two

10'9" x 9'9" (3.277 x 2.995)

### Bedroom Three

10'8" x 10'1" (3.257 x 3.080)

### Bedroom Four

8'1" x 7'3" (2.474 x 2.217)

### Family Bathroom

6'10" x 5'10" (2.089 x 1.797)

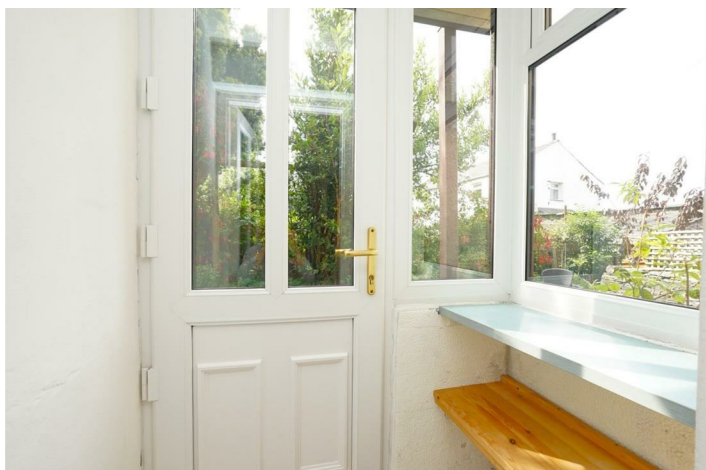
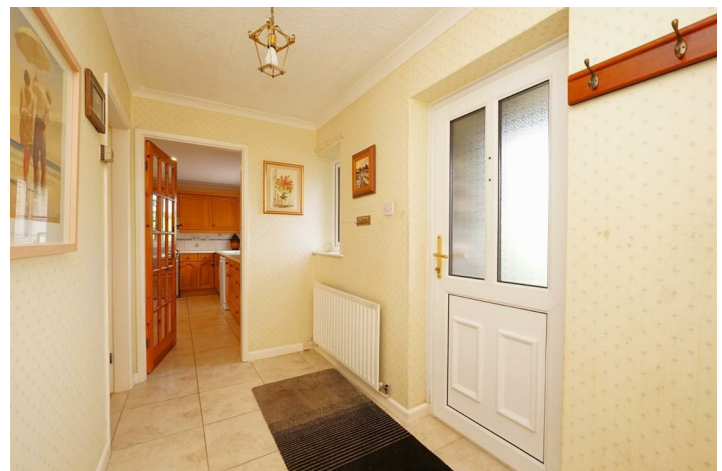
### Garage

16'6" x 10'5" (5.053 x 3.196)



- Popular Hamlet in the Village of Kirkby
  - Superb Family Home
    - Integral Garage
  - Ground Floor WC & Utility Room
  - Countryside Views to the Rear

- No Upper Chain
- Close to Amenities & The Estuary
  - Low Maintenance Garden
- En Suite to the Master Bedroom
  - Council Tax Band - D





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.

