

CorrieandCo

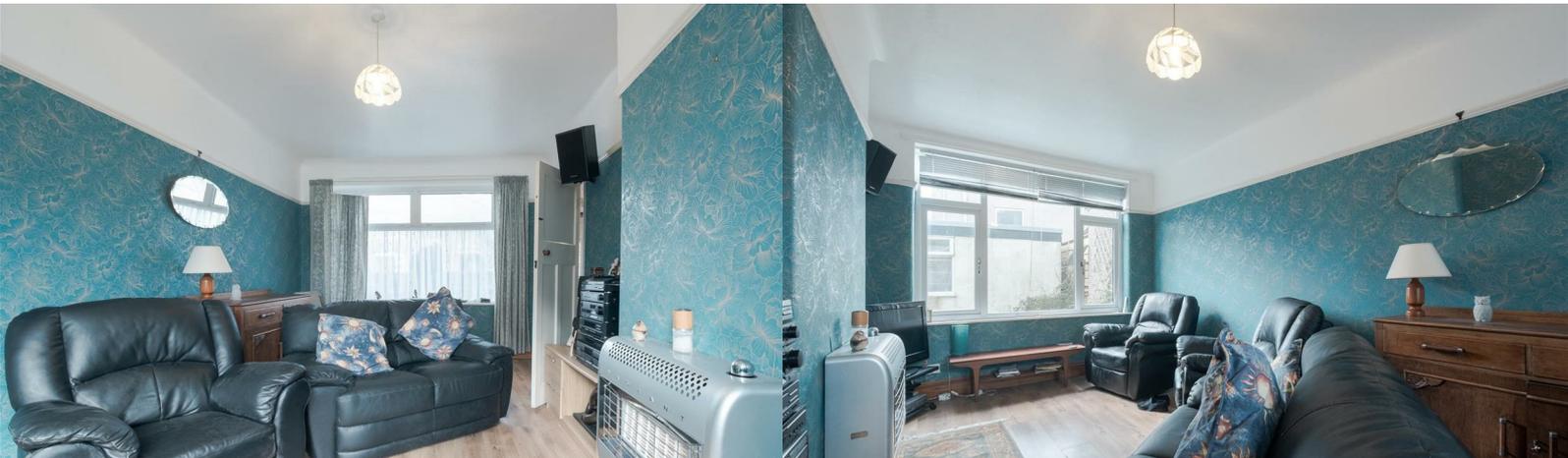
INDEPENDENT SALES & LETTING AGENTS



4 Alder Road

Barrow-In-Furness, LA14 5EN

Offers In The Region Of £130,000



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This three-bedroom semi-detached property is offered to the market with no onward chain, making it an ideal opportunity for buyers looking for a straightforward purchase. Situated in a popular residential area, the home benefits from a detached garage to the rear and enjoys gardens to both the front and back, providing excellent outdoor space for families, entertaining, or future landscaping potential.

To the front, the property enjoys a patio garden area, setting the house back from the road.

The property is entered via a front door into an entrance hall, which provides access to the lounge/diner, the kitchen and the staircase rising to the first floor. To the right of the property sits a generous lounge/diner, spanning the length of the property and providing ample space for cosy living, as well as dining space. A large window offer views into the rear garden, allowing for plenty of natural light and a gas fire sits central. Towards the rear is the kitchen, fitted with a range of wall and base units and tiled flooring, with space for free standing appliances. You can access the garden from here.

The staircase leads to a central Landing, providing access to all first-floor accommodation. There are three well-proportioned bedrooms, comprising two comfortable doubles and a good-sized single bedroom, ideal for a child's room, home study, or nursery. Each room benefits from natural light via front or rear-facing windows. The Family Bathroom is fitted with a bath with an over head shower attachment, a pedestal sink, and a WC.

The rear garden provides a good-sized outdoor space, ideal for relaxation, and benefits from a detached garage, offering additional storage.

Reception

10'4" x 17'2" (3.16 x 5.25)

Kitchen

10'9" x 7'4" (3.28 x 2.25)

Bedroom One

10'3" x 8'10" (3.14 x 2.70)

Bedroom Two

10'2" x 10'11"/ (3.12 x 3.34/)

Bedroom Three

7'5" x 8'7" (2.27 x 2.63)

Bathroom

7'4" x 6'0" (2.25 x 1.85)

Detached garage

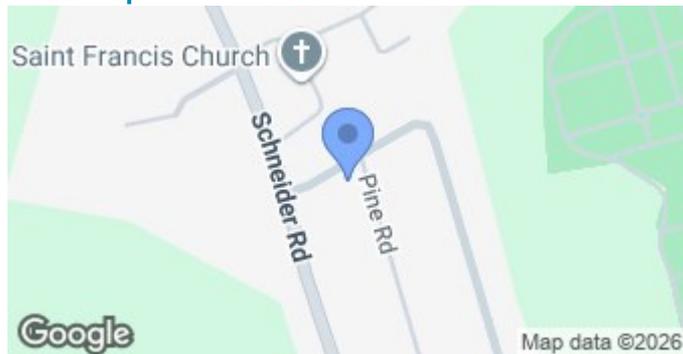
13'3" x 14'7" (4.04 x 4.47)



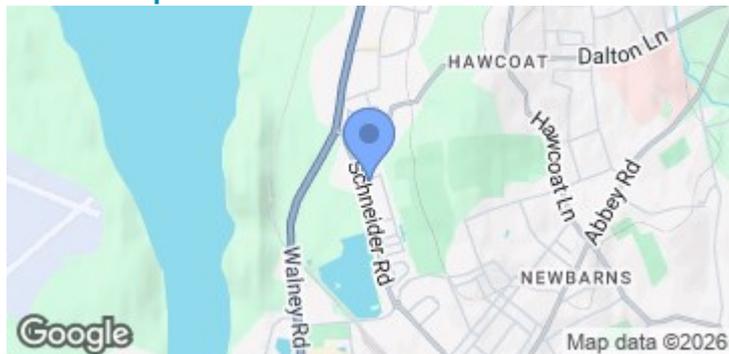
- No Onward Chain
- Ideal Family Home
- Detached Garage To Rear
 - Double Glazing
- Semi-Detached Property
- Gardens To Front And Rear
 - Council Tax Band - A



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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	