



## 22 St. James Gardens

Barrow-In-Furness, LA14 5SP

Offers In The Region Of £230,000



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C



# 22 St. James Gardens

Barrow-In-Furness, LA14 5SP

## Offers In The Region Of £230,000



*This delightful three-bedroom detached home, built in 2015, offers a modern blend of living, convenience and comfort. The property boasts a contemporary design with neutral décor, combining style and functionality suiting a wide range of buyers. Its practical layout, off-road parking, and a private rear garden with patio space further enhance its appeal. Offered with no onward chain, it provides a move-in-ready, hassle-free opportunity in a sought-after location close to shops, schools and parks. Early viewing is highly recommended.*

Upon arrival at the property, you're immediately greeted by off road parking for two cars and a neat well maintained curb appeal. Stepping inside, a welcoming hallway provides access to a convenient ground floor WC and staircase, while leading into a bright and spacious lounge with storage space accessible under the stairs. Tastefully decorated in neutral tones and finished with soft carpeting, the inviting lounge offers a perfect balance of comfort and modern style.

The lounge flows into an open-plan kitchen and dining area enhancing the home's sociable layout. The modern kitchen is well-equipped with integrated cooking appliances, ample cupboard storage, and generous worktop space, ideal for everyday living and entertaining. Patio doors open onto the rear garden, allowing plenty of natural light and offering an excellent space for entertaining and dining.

Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from its own private ensuite shower room, while the second double bedroom enjoys views over the rear garden. The third bedroom, currently utilised as a home office, offers flexibility to suit a range of needs. A modern family bathroom serves the remaining bedrooms and includes a stylish three-piece suite with a bath and shower over.

Outside, the private rear garden is designed for low maintenance and features a combination of patio and gravelled areas, ideal for outdoor seating, entertaining or relaxing.

Presented in superb, move-in-ready condition, stylish neutral interiors and off-road parking, this modern and comfortable property will appeal to first-time buyers, small families, professionals, or investors looking for a straightforward and attractive purchase in a desirable location.

### Reception

11'7" x 17'3" (3.54 x 5.26 )

### Kitchen Diner

7'10" x 15'1" (2.39 x 4.60 )

### Wc

3'1" x 6'2" (0.94 x 1.88)

### Bedroom One

8'1" x 11'1" (2.47 x 3.39)

### Ensuite

4'7" x 8'2" max (1.42 x 2.49 max )

### Bedroom Two

8'2" x 9'8" (2.49 x 2.95 )

### Bedroom Three

7'9" x 6'7" (2.38 x 2.01 )

### Bathroom

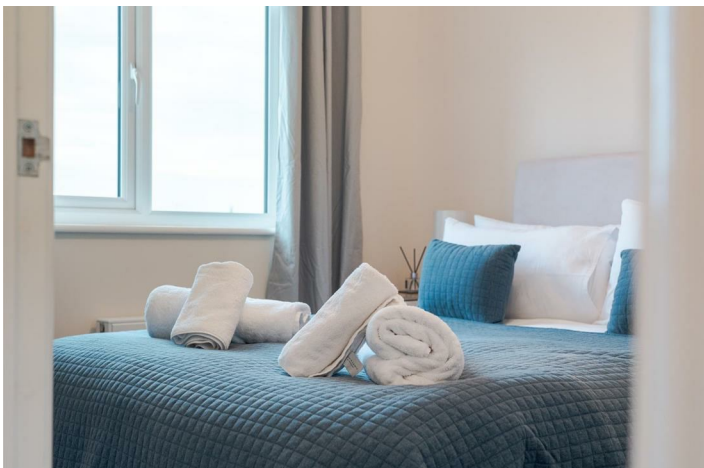
5'6" x 6'7" (1.68 x 2.01 )



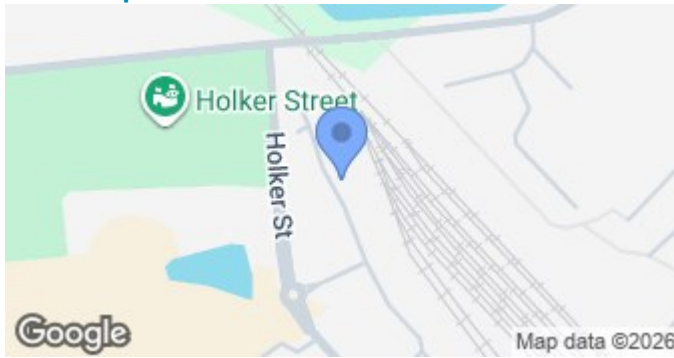


- Desirable Location
  - 3 Bedrooms
  - Off Road Parking
  - Double Glazing

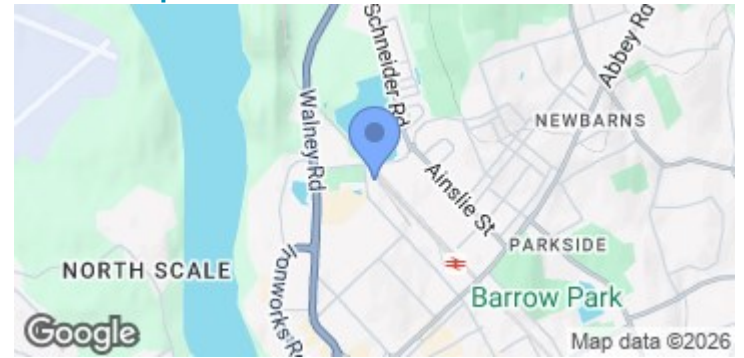
- Close to Local Amenities
  - Modern Standard
  - Council Tax Band - B
  - EPC - C



## Road Map



## Terrain Map



## Floor Plan



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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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
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