



10 North Scale

Barrow-in-Furness, LA14 3RW

Offers In The Region Of £240,000



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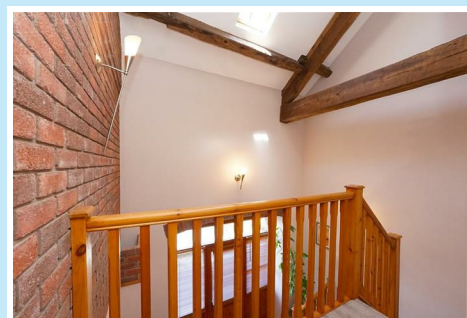


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Superb opportunity to own a rare sandstone barn conversion in the ever popular North Scale on Walney Island. This deceptive home is tucked into the courtyard and has off-road parking directly outside. Enter though the split stable style door into the modern fitted kitchen. This flows into the diner/ family lounge with a useful ground floor bathroom. A spectacular gallery staircase leads to the first floor. Full of character and natural light.

Lounge

16'6" x 10'0" (5.04 x 3.07)

Open archway to the dining room. Log style built in gas fire with glass front and stainless steel surround. Naturally lit with spot lighting to the ceiling. Oak flooring. Panel radiator with thermostat.

There is access at the side to the stairs of pine. Feature and appealing red/ charcoal brick.

Dining Room

12'3" x 9'7" (3.75 x 2.94)

Sash double glazed window and door to the front aspect with fitted blinds. Light soft pastel shades of peach, access to the lounge, staircase and kitchen. . Beautiful open ceiling with exposed brick and beam.

Continued solid wood flooring. Decor of peach. Double radiator with thermostat, power points, telephone point and TV aerial with Sky link. Understairs store.

Reception Two / Lounge

16'4" x 10'2" (5.00 x 3.10)

A central feature is the open log (horizontal) living flame gas fire, recessed to the wall with outer metallic surround.

Panel radiator with thermostat, telephone point and TV aerial. There is appealing ceiling height of 2.15m with LED lighting and three wall lights.

Kitchen

9'10" x 11'1" (3.00 x 3.40)

With split barn door to the front aspect. Sash double glazed window with fitted blinds to the front aspect.

The kitchen has been fitted with a good range of Shaker style base wall and glazed display units with brushed steel effect handles, pelmet lighting and cornice.. Granite pattern work surface . Graphite (grey) sink unit with mixer tap. Splashback to the work surface.

Fitted appliances to be included in the sale - Belling stainless steel canopy filter hood. Belling four ring ceramic hob. Whirlpool fan assisted oven with grill, light and timer. Integrated fridge freezer, Beko slimline dishwasher. Power points and TV aerial. Quality polished ceramic floor tiling.

Bedroom One

12'5" x 10'2" (3.80 x 3.10)

With double glazed Velux (conservation) window. Decor of light neutral shades with door access to Bedroom Three.

Double radiator with thermostat. TV aerial socket. Three wall lights. Jack and Jill door to the third bedroom. Pine cladding to the walk in dresser, with mezzanine floor above (most useful) Another appealing and individual room with maximum ceiling height of 4.84m

Bedroom Two

9'6" x 9'2" (2.90 x 2.80)

With sash style double glazed window, opening pane - faces the front aspect and courtyard. Panel radiator with thermostat, Two double power points and TV aerial. Lovely decor of cream, inclined ceiling with integral exposed beams. Two wall lights. Access to the void with the gas Potterton Combination boiler.

Bedroom Three

9'6" x 7'6" (2.90 x 2.30)

With double glazed sash style window, opening pane - faces the sided elevation. Panel radiator with thermostat, power points and telephone point. Inclined ceiling with exposed beams. Jack and Jill door to the master bedroom. This would make an ideal nursery room.

Family Bathroom

5'10" x 5'3" (1.80 x 1.62)

With extractor fan. Fitted modern and superior three piece suite in white with chrome fittings. Low level enclosed and sunken bath with monobloc mixer tap. , flexi track spray, over bath shower attachment glazed screen and side panel.

Low level dual flush WC with concealed cistern, integrated shaped vanity basin with mixer tap and vanity cabinet. Complementary full cladding. Tubular, ladder style radiator of steel grey. Laminate flooring.

Ground Floor Shower Room

5'10" (1.80)

With extractor fan. Modern and contemporary three piece suit in white . Low level dual flush WC , Cersanit vanity basin with mixer tap. Shower cubicle with thermostatic shower and bi fold doors. Chrome ladder style radiator with thermostat and extractor fan.

Store Room

17'8" x 7'10" (5.40 x 2.40)

With double glazed Velux window, Modern fitted base and wall units with work surface, electric light and power. Stable door with opening upper half

Exterior Front

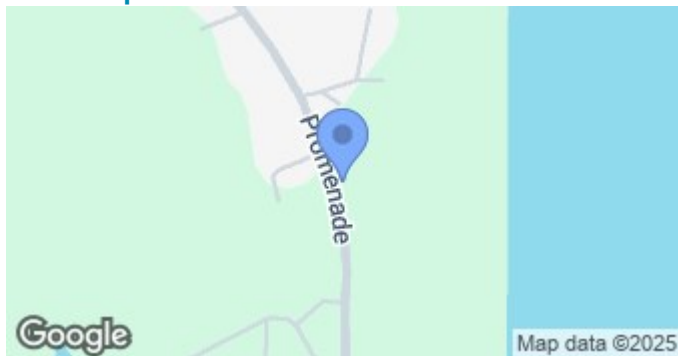
There is a shared access over the attractive neighbours courtyard, established with slate chippings. Ownership defined with the cobble wall, provides secure parking area (for some garden furniture) .



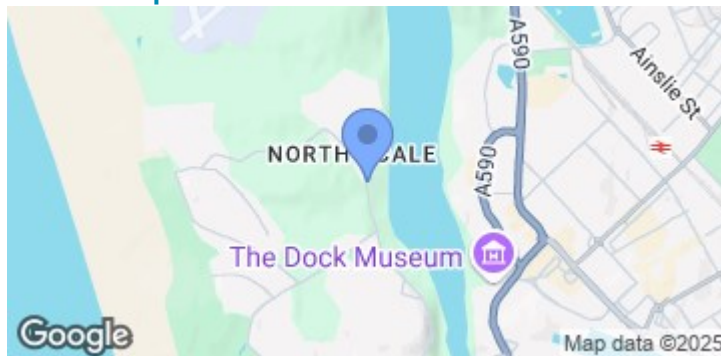
- No Onward Chain
- Sandstone Barn Conversion
 - Garage/Utility
- Open Plan Lounge
- Council Tax Band - C
- Character Features
- Off Road Parking
- Village Location
- Gravel Seating Area to Front
- Gas Central Heating



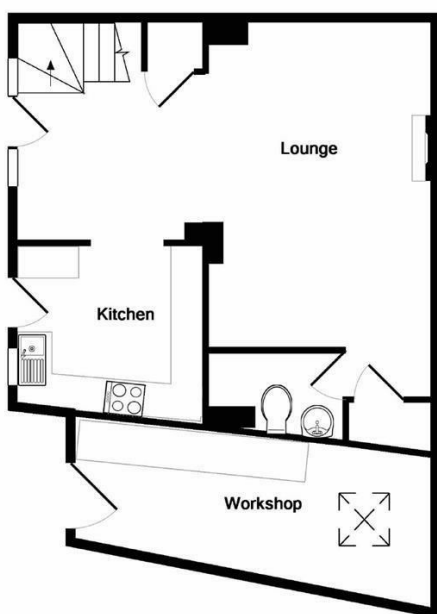
Road Map



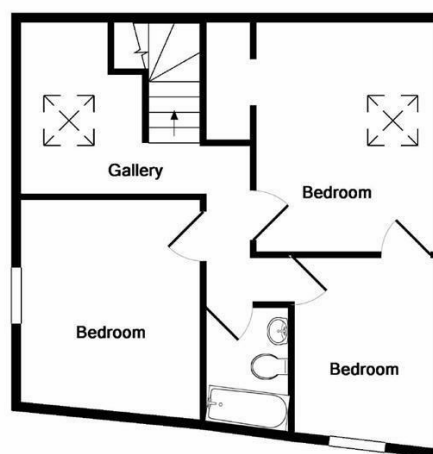
Terrain Map



Floor Plan



Ground Floor



1st Floor

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We also offer:

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- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
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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 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		