



## 1 St. James Gardens

Barrow-In-Furness, LA14 5SP

Offers In The Region Of £210,000



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# 1 St. James Gardens

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## Offers In The Region Of £210,000



***This impressive semi-detached house presents an ideal opportunity for families seeking a modern and immaculate home. Boasting a double fronted approach, giving an imposing detached look, this property exudes character and warmth, making it highly desirable. With a garden to the side offering terrace and lawn plus a detached garage.***

Situated in a great location, this home is conveniently close to local amenities, ensuring that shops, schools and recreational facilities are a stone's throw away. This combination of modern living and accessibility makes it an excellent choice for those looking to settle in a vibrant community.

The double fronted approach, is off the street with an open lawn and path to the central front door. Upon entering the house you are met with a hallway offering access to the ground floor cloaks, with pedestal and wash basin. The open cloak area and neutral decor are teamed with laminate flooring that flows through to the kitchen diner. This spacious kitchen diner provides both an area for socialising and family dining teamed with a well equipped kitchen. There are a good range of sleek, white gloss base and wall units teamed with walnut effect work surfaces, plus built in appliances. The kitchen offers triple aspect windows bringing a light and spacious feel.

From the hallway, you enter the luxurious feeling lounge, with a feature wall and double doors, offering access and views over the terrace and garden.

The stairwell leads to a landing which offers access to the three piece family bathroom with half tiling, bath with overhead shower and low level WC. The master bedroom has a neutral but luxurious decor and oozes tranquility. Teamed with the neutral ensuite shower room, makes for an ideal retreat. Two further bedrooms provide versatility of accommodation and can be used for bedrooms, dressing room and/or office.

The garden, with easy maintenance, artificial lawn and terracing provides a super 'out door' entertaining and child play area. It is enclosed and private, with access to the street and to the detached garage.

### Lounge

10'7" x 15'2" (3.25 x 4.64 )

### Kitchen

8'0" x 15'2" (2.46 x 4.64 )

### Ground Floor WC

6'2" x 2'9" (1.89 x 0.84)

### Bedroom One

10'8" x 11'9" (3.26 x 3.59)

### Ensuite

3'2" x 10'8" (0.97 x 3.27 )

### Bedroom Two

10'4" x 8'1" (3.16 x 2.48 )

### Bedroom Three

10'5" x 6'3" (3.20 x 1.91 )

### Bathroom

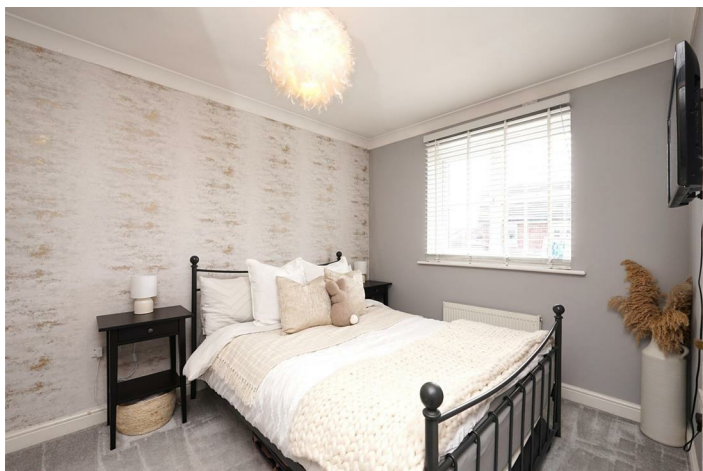
5'6" x (1.68 x )

### Detached Garage

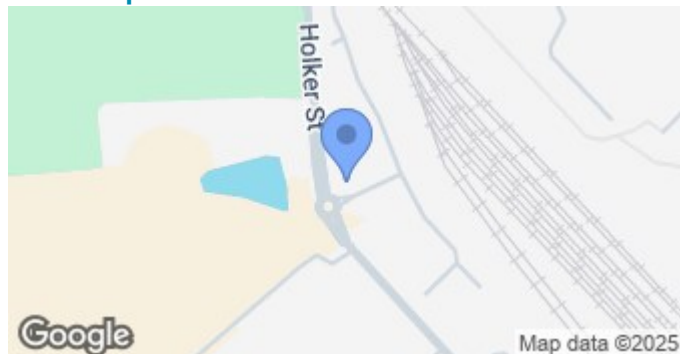




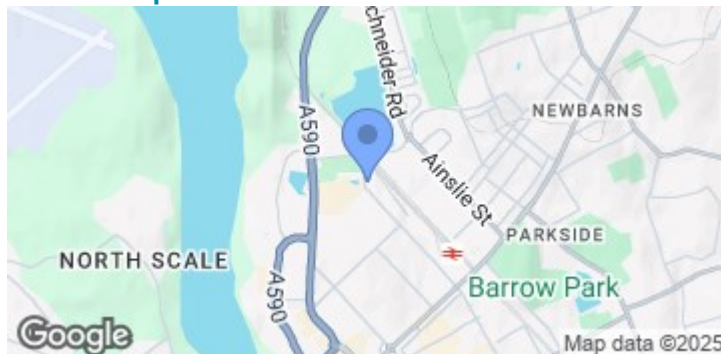
- Modern Family Home
  - Private Garden
  - Ground Floor WC
- Patio Doors onto Garden Terrace
- Detached Garage
- Close to Ameneites
- Ensuite Master & Family Bathroom
- Council Tax Band B



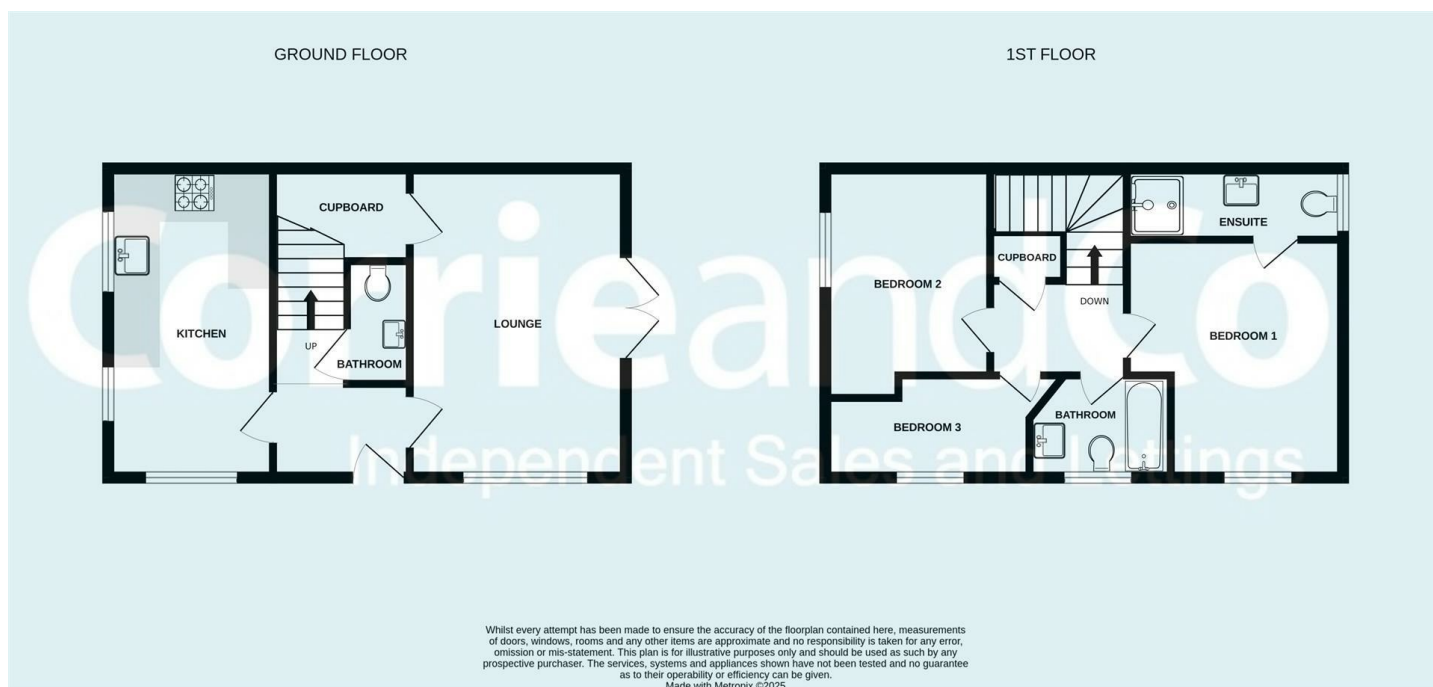
## Road Map



## Terrain Map



## Floor Plan



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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.

