



17 Highlands Grove

Barrow-In-Furness, LA13 0AJ

Offers In The Region Of £195,000



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This well-presented semi-detached property is situated in a popular residential location and offers comfortable accommodation ideal for a range of buyers, including first-time purchasers, families, and investors. Benefiting from neutral décor throughout, the home provides a bright and versatile living space ready to move into. Externally, the property features gardens to both the front and rear, offering excellent outdoor space, along with the added advantage of a garage providing secure parking and storage.

Entering the property through the front door, you are welcomed into a central entrance hall with stairs rising to the first floor and useful under-stairs storage. The hall provides access to the principal ground floor accommodation. To the front of the property is a bright and inviting lounge, beautifully presented in neutral tones. A large bay window allows natural light to flood the room, creating a warm and comfortable living space, whilst the feature wood burner provides an attractive focal point. Moving through to the rear of the property, the kitchen/diner offers a practical and sociable space for everyday living. Fitted with a range of shaker style wall and base units, complimentary work surfaces and integrated cooking facilities, there is ample space for dining furniture. Double doors lead through to the adjoining sun room, which provides additional reception space and enjoys pleasant views over the rear garden. The sun room also offers direct access to the garage, creating a versatile area ideal for storage, hobbies or potential home-working requirements.

The first-floor landing provides access to two well-proportioned bedrooms and the family bathroom. The rear bedroom is a generous double room overlooking the garden, whilst the second bedroom is another comfortable double room positioned to the front of the property. Both rooms are neutrally decorated and benefit from plenty of natural light. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a panelled bath, wash hand basin and WC.

Externally, the property enjoys gardens to both the front and rear. The front garden enhances the property's kerb appeal, whilst the enclosed rear garden provides a private outdoor space ideal for relaxing and entertaining during the warmer months. In addition, the property benefits from a garage, offering secure parking and valuable storage space.

Lounge

12'10" x 14'7" (3.93 x 4.47)

Kitchen Diner

12'11" x 9'10" (3.94 x 3.01)

Sun Room

8'2" x 7'10" (2.50 x 2.40)

Bedroom One

12'10" max x 9'10" (3.92 max x 3.02)

Bedroom Two

9'10" x 12'11" (3.00 x 3.95)

Garage

8'9" x 15'8" (2.67 x 4.80)

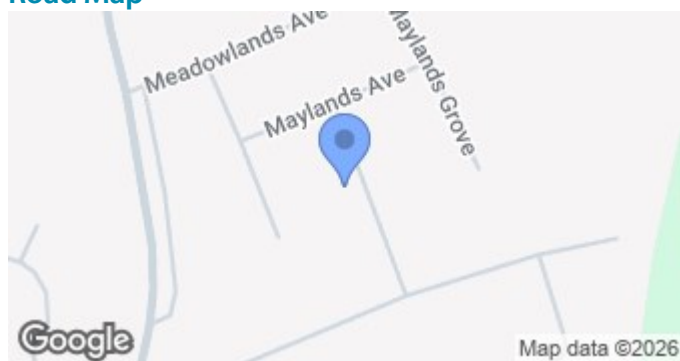


- Semi-Detached Property
- Popular Residential Location
 - Garage
 - Double Glazing

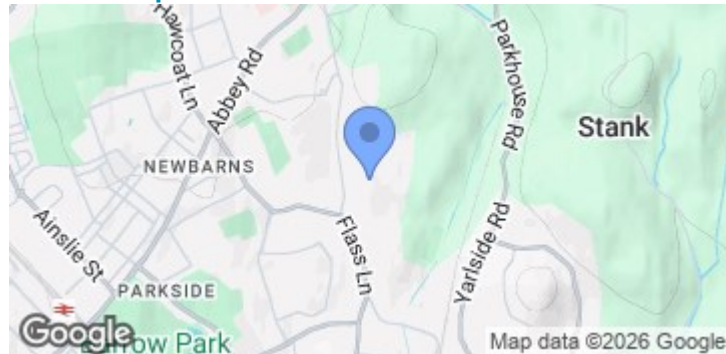
- Ideal For A Range Of Buyers
- Neutral Decor Throughout
- Garden To Front And Rear
 - Gas Central Heating



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 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	