



## 10 Meadow Chase Crescent

Barrow-In-Furness, LA13 0FA

Offers Over £260,000



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*Situated within this popular and well established development this three bedroom semi-detached family home offers well proportioned accommodation and a private rear garden with a convenient low maintenance appeal. The home is presented in turn-key condition with with the added benefit of off road parking for two vehicles.*

To the front of the property is a block paved driveway with space for two vehicles.

As you enter the property you arrive into the neutrally decorated, carpeted hallway which gives access to the downstairs WC, lounge and the staircase. The lounge is situated to the front aspect of the property and is of a good size with white painted walls which sage green feature wall and grey plush carpeting. From the reception room you have access to the kitchen diner which is situated to the rear. The kitchen diner has been fitted with modern flat fronted matte beige wall and base units, with chrome fixtures and complimentary wood effect work surfaces, decorated with a laminate wood effect flooring and integrated appliances such as a fridge freezer, dishwasher, integrated microwave, single oven and a four ring electric hob, with the second half of the kitchen diner being carpeted, boasting French doors that lead into the garden, and ample space for a dining table.

To the first floor you will find three bedrooms and a bathroom. The Master bedroom is situated to the rear aspect of the property overlooking the garden, and benefits from a three piece en-suite comprising a thermostatic shower cubicle, a WC and a wall hung sink. The second double bedroom to the front aspect of the property has been decorated neutrally with grey carpeting. The third bedroom is also of good size.

To the rear you will find a low maintenance garden with areas of artificial lawn, patio and decking. The garden is of a private nature with mature trees beyond.

## Lounge

12'1" x 14'11" (3.69 x 4.56 )

## Kitchen Diner

15'5" x 10'4" (4.70 x 3.17 )

## Ground Floor

2'11" x 5'2" (0.89 x 1.59 )

## Master Bedroom

8'2" x 11'3" (2.49 x 3.43 )

## En-Suite to Master

4'9" x 8'1" (1.47 x 2.48 )

## Bedroom Two

8'2" x 8'11" (2.49 x 2.72 )

## Bedroom Three

9'9" x 6'10" (2.99 x 2.09 )

## Family Bathroom

6'10" x 5'6" (2.09 x 1.68 )



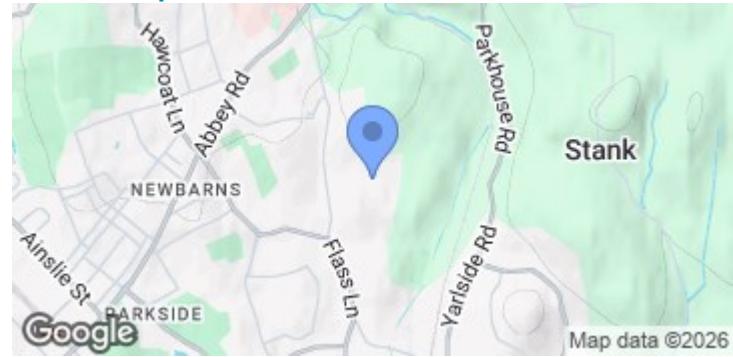
- Cul-de-sac Location
- Desirable Development
  - Off Road Parking
  - Double Glazing
- Council Tax Band - C
- Modern Family Home
- Close to Schools
- Private Rear Garden
- Gas Central Heating
- Maintenance Fees - £30pcm



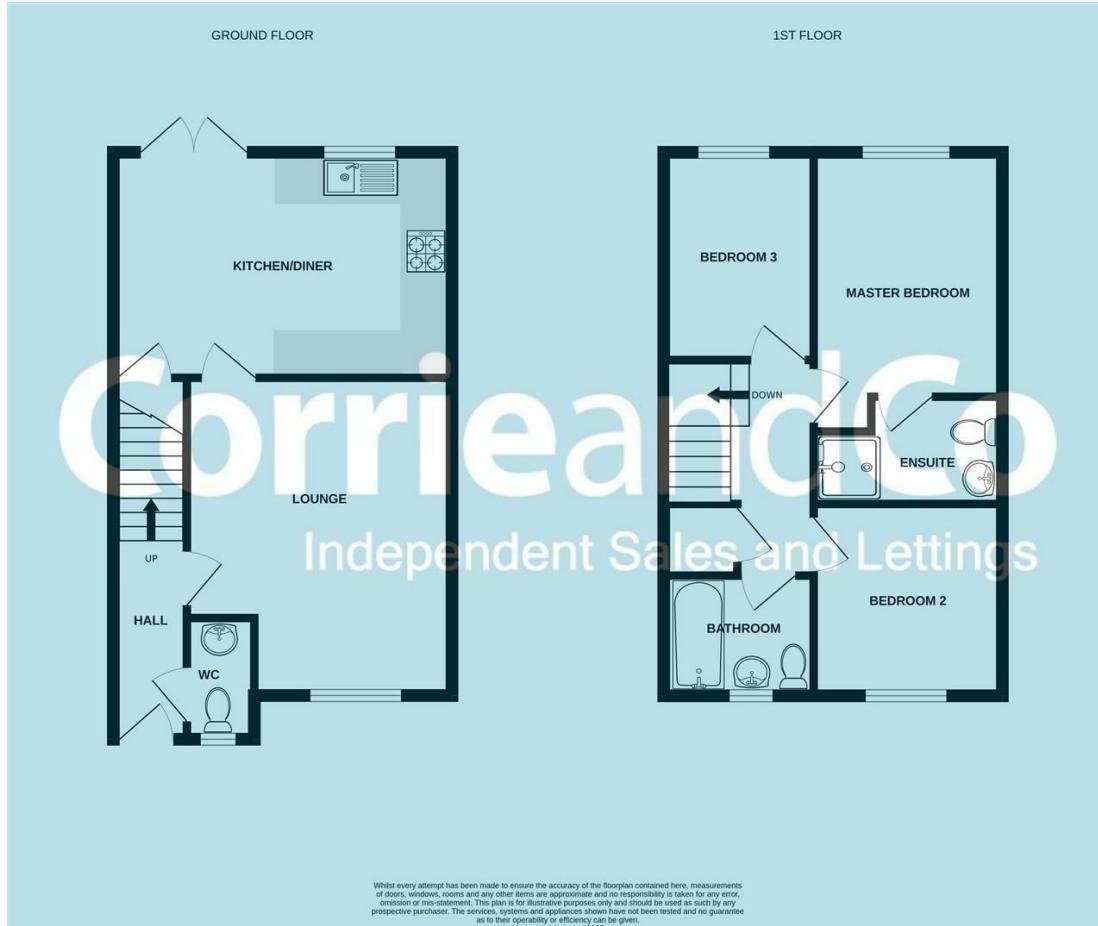
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
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)	A	
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	