



10 Holbeck Park Avenue Barrow-In-Furness LA13 0RE

Offers Over £309,000

A spacious and characterful four-bedroom family home offering generous living accommodation, an integral garage and excellent potential for modernisation. Featuring a bright lounge, separate dining room, versatile bedroom/study and well-proportioned rooms throughout. The property retains a charming traditional feel. Outside, the home benefits from a lovely garden creating an ideal outdoor space for families and keen gardeners alike. A fantastic opportunity to update and create a superb long-term home in a desirable setting.



Reception

20'4" x 12'4"

Kitchen Diner

13'11" x 10'5"

Dining Room

12'10" x 10'5"

WC

5'11" x 5'2"

Bathroom

10'8" x 5'6"

Master Bedroom

11'5" x 12'8" max

Bedroom Two

13'7" x 10'8"

Bedroom Three

9'4" x 10'7"

Bedroom Four

8'8" x 7'9"

Garage

19'0" x 15'10"

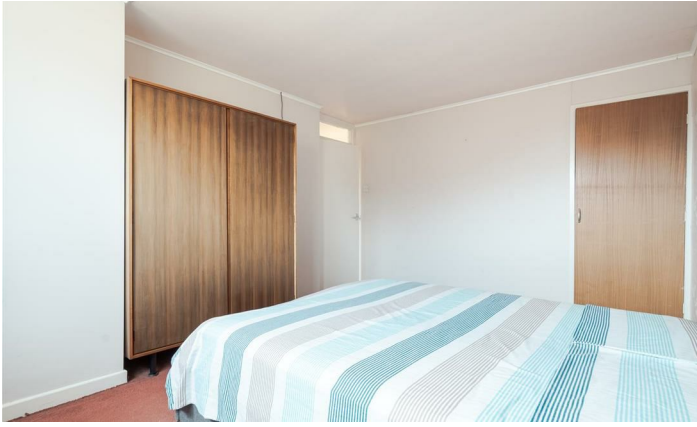


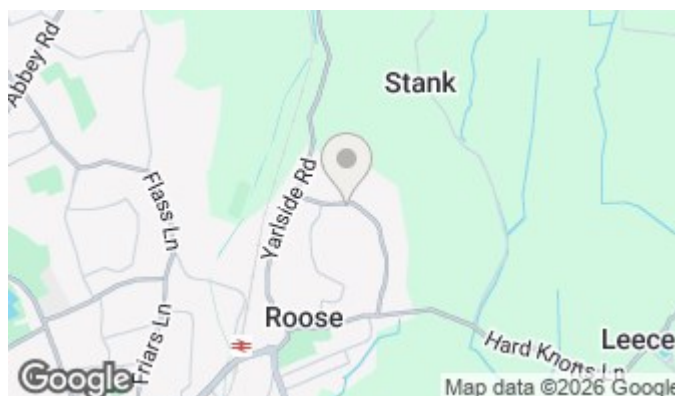
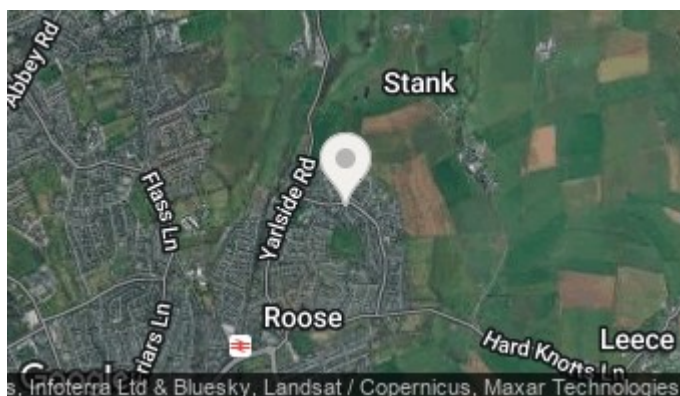
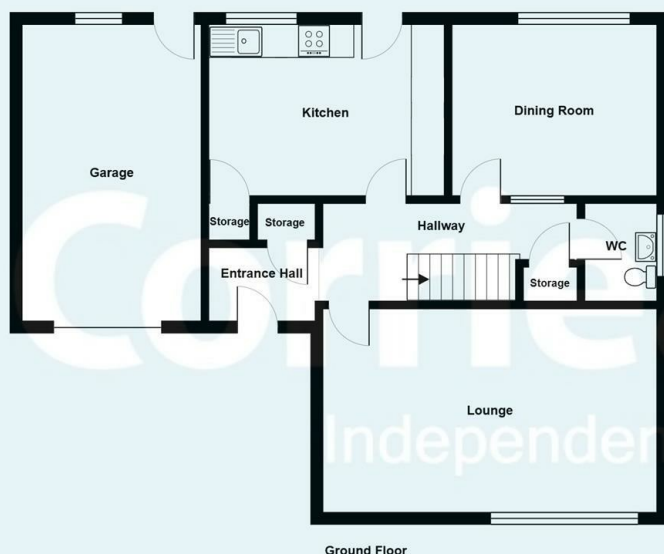












Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - lower ranking costs 100-150 A 151-180 B 181-210 C 211-230 D 231-250 E 251-270 F 271-290 G		Very uncommonly friendly - lower CO₂ emissions 100-150 A 151-180 B 181-210 C 211-230 D 231-250 E 251-270 F 271-290 G	
71		81	
Not energy efficient - higher ranking costs		Not uncommonly friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive		EU Directive	