

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 8 Duddon Mews

Barrow-In-Furness, LA14 3NL

Offers In The Region Of £165,000



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# 8 Duddon Mews

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**Offers In The Region Of £165,000**



*This delightful property offers a perfect blend of modern living and comfort, making it an ideal choice for small families or first time buyers. With sought after features including off road parking, rear garden space and large living areas. The surrounding area of Walney is known for its peaceful environment and scenic views making it an excellent location for those who appreciate a quieter lifestyle.*

This semi-detached property welcomes you with off road parking in the form of a front drive and small front garden. On entering into the property there is a small vestibule perfect for hanging wet coats, and a small WC perfect for quick access. From here the ground floor opens into a spacious lounge that leads into a modern kitchen and breakfast room, this is equipped with integrated cooking facilities, a sink, and a dedicated storage cupboard. Continuing through the kitchen, you enter a bright, generous conservatory that offers panoramic views of the garden and provides direct access to the rear outdoor space via double doors.

The first floor is accessed from the lounge via a staircase leading to a central landing which includes an additional built-in storage cupboard. The primary bedroom is located at the rear of the home and benefits from its own private ensuite bathroom containing a shower, sink, and toilet. Two further well-proportioned bedrooms are situated toward the front of the property. Finally, completing the upstairs layout is a modernised separate family bathroom featuring a bath with inbuilt shower head, toilet, and sink.

## Reception

11'7" x 15'3" (3.55 x 4.67 )

## Kitchen Diner

8'9" x 14'6" (2.68 x 4.44 )

## Conservatory

13'1" x 11'1" (4.01 x 3.40 )

## WC

2'3" x 6'3" (0.71 x 1.92 )

## Bedroom One

11'4" x 8'4" (3.47 x 2.55 )

## Ensuite

3'1" x 8'4" (0.95 x 2.55 )

## Bedroom Two

8'4" x 9'3" (2.55 x 2.84 )

## Bedroom Three

6'11" x 5'11" (2.13 x 1.82 )

## Bathroom

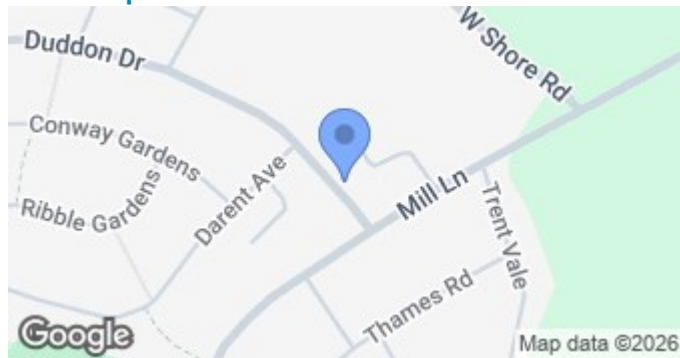
5'6" x 5'10" (1.69 x 1.80 )



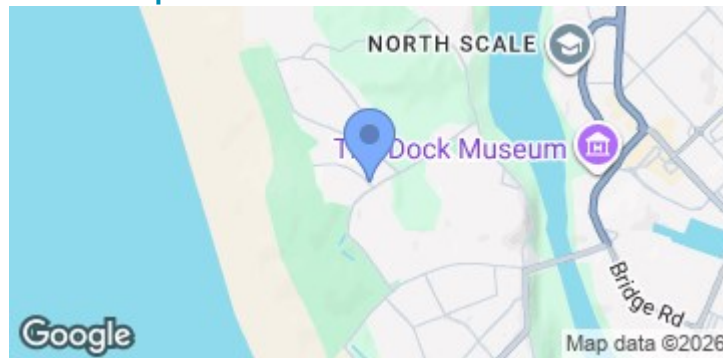
- Off Road Parking
- Front and Rear Garden
- Sought After Location
- Double Glazing
- Local Schools
- Gas Central Heating
- Council Tax Band - B
- EPC - D



## Road Map



## Terrain Map



## Floor Plan



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 whether buying or selling.

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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <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 |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 84                      | 68        |
|                                             |   | EU Directive 2002/91/EC |           |