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INDEPENDENT SALES & LETTING AGENTS



12 Fir Tree Rise

Barrow-In-Furness, LA13 0RY

Offers Over £340,000

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12 Fir Tree Rise

Barrow-In-Furness, LA13 0RY

Offers Over £340,000







A beautifully presented two-bedroom bungalow offering a warm and welcoming home, with lovely décor throughout and a real homely feel. The property provides well-proportioned living accommodation including a spacious lounge, separate dining room, snug and modern fitted kitchen, along with a sun room overlooking the garden. Externally, the property benefits from a well-maintained garden, off-road parking and a garage, as well as useful workshop space.

Stepping into the property, you are welcomed by a bright entrance hall providing access to the principal living accommodation, kitchen and bedrooms.

To the front of the property is a well-presented bedroom and a second bedroom, both enjoying a pleasant outlook and finished in keeping with the attractive décor found throughout the home. The modern family bathroom is also conveniently positioned off the hallway.

The heart of the home is the impressive living room, which offers generous proportions and a lovely sense of space. A feature fireplace creates a welcoming focal point, while the room flows through into a further seating area, making this an excellent space for both relaxing and entertaining. Large windows and a roof window allow plenty of natural light to fill the room.

The dining room provides a dedicated space for family meals and entertaining, with a door leading through towards the rear of the property. The adjoining snug offers a versatile additional reception space, ideal as a reading room, home office or cosy retreat.

The kitchen is beautifully presented with a range of white shaker-style fitted units, contrasting work surfaces and integrated storage. There is ample preparation space and room for freestanding appliances, while a roof window provides additional natural light. The kitchen also benefits from direct access towards the rear accommodation.

From the dining room, you can access the sun room, which provides a lovely connection to the garden and offers another versatile space to enjoy throughout the year.

Outside, the property benefits from a well-maintained rear garden, providing a private outdoor space for relaxing and entertaining. To the front, there is off-road parking, while the property also benefits from a garage and two useful workshop areas, offering excellent additional storage and potential for those requiring a hobby or work space.

Reception
16'10" x 11'2" (5.14 x 3.42)

Dining Kitchen
20'2" x 14'9" max (6.16 x 4.50 max)

Sun Room
11'1" x 8'5" (3.38 x 2.57)

Snug Area
9'5" x 10'6" (2.89 x 3.21)

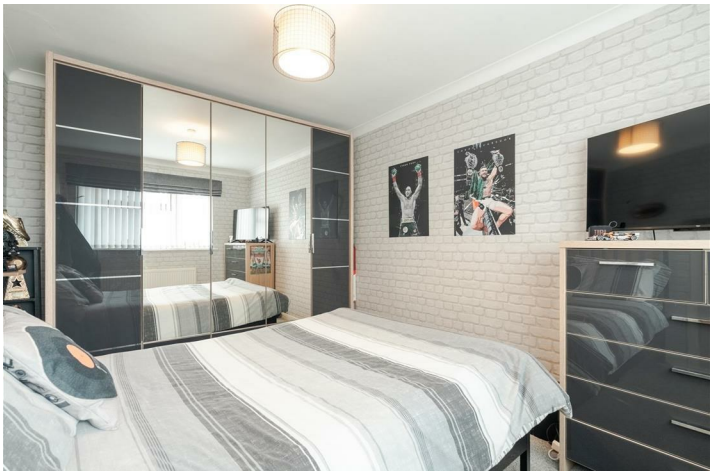
Bedroom
12'2" x 8'10" (3.72 x 2.70)

Bedroom
11'0" x 10'0" (3.37 x 3.06)

Garage
18'4" max x 8'6", (5.59 max x 2.60,)



- Sought-after Location
- Close to Amenities
- Tasteful Decor Throughout
- Garage
- Gas Central Heating
- Ideal for a Range of Buyers
- Garden
- Off Road Parking
- Double Glazing
- Council Tax Band - C

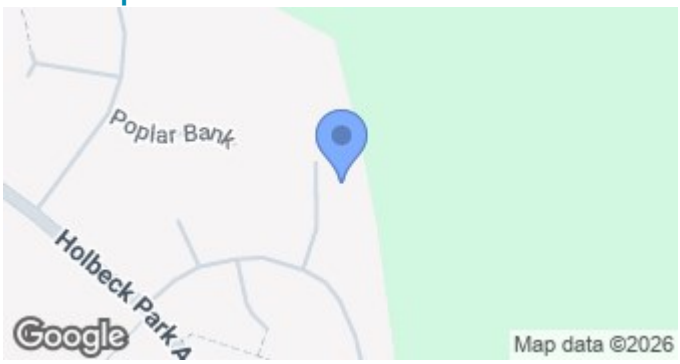








Road Map



Terrain Map



Floor Plan



CorrieandCo
Independent Sales and Lettings

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.

