



## 30 Chapel Field

Barrow-In-Furness, LA14 3RQ

Offers In The Region Of £259,950



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# 30 Chapel Field

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## Offers In The Region Of £259,950



*Situated in the highly sought-after village of North Scale on Walney Island, this attractive three-bedroom semi-detached home offers stylish and spacious accommodation, ideal for families, first-time buyers, or those looking to enjoy coastal village living. Beautifully presented throughout with light, bright, and modern décor, the property creates a welcoming atmosphere from the moment you step inside. Benefitting from well-proportioned living spaces, a private rear garden, and off-road parking, this fantastic home is perfectly positioned just a short stroll from the beach.*

Entering the property through the front door, you are welcomed into the entrance hallway, which provides access to the ground floor accommodation, a useful WC, and the staircase to the first floor.

To the front of the property is the well-appointed kitchen, fitted with a range of cream shaker-style base and wall units complemented by wood-effect work surfaces. The kitchen features a gas hob with oven, ample cupboard space, and laminate flooring, creating a practical yet stylish space for everyday cooking.

To the rear of the property is the spacious lounge, flooded with natural light and offering plenty of room for comfortable seating. French doors open directly onto the enclosed rear garden, making this an ideal space for both relaxing and entertaining.

Also overlooking the rear garden is the dining room, which provides a versatile space for family meals, entertaining guests or, if preferred, a home office or playroom. French doors also lead out to the garden, enhancing the light and airy feel of the room.

Ascending to the first floor, the landing gives access to three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by the modern family bathroom, fitted with a bath, wash hand basin and WC.

Externally, the property enjoys off-road parking to the front and an enclosed rear garden, offering a safe and private outdoor space for families and summer entertaining. Beautifully presented throughout with light, bright décor, this home is ready to move straight into.

### Reception One

10'4" x 14'8" (3.16 x 4.49)

### Reception Two

8'9" x 10'7" (2.68 x 3.23)

### Kitchen

8'7" x 10'8" (2.62 x 3.26)

### Ground Floor WC

3'2" x 5'4" (0.99 x 1.65)

### Master Bedroom

10'7" x 9'0" (3.24 x 2.76)

### Ensuite

4'10" x 6'5" (1.48 x 1.97)

### Bedroom Two

9'7" x 14'4" (2.93 x 4.38)

### Bedroom Three

8'4" x 7'10" (2.55 x 2.39)

### Bathroom

6'11" x 5'6" (2.12 x 1.70)

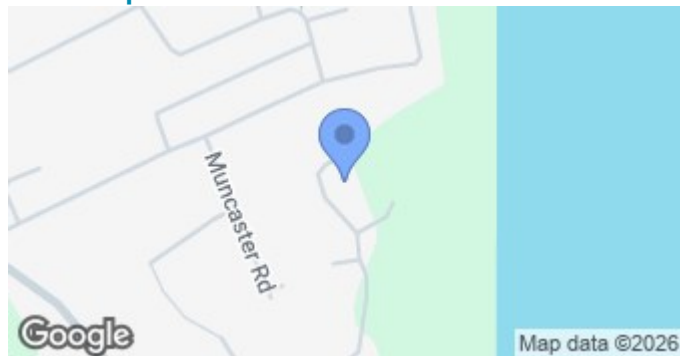


- Popular Location
- Master Bedroom with Ensuite
- Off Road Parking

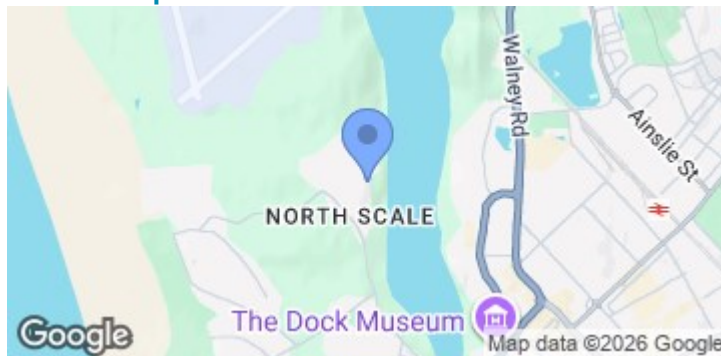
- Well Presented
- Rear Garden
- Council Tax Band C



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 <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 EU Directive 2002/91/EC     |         |           |