CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

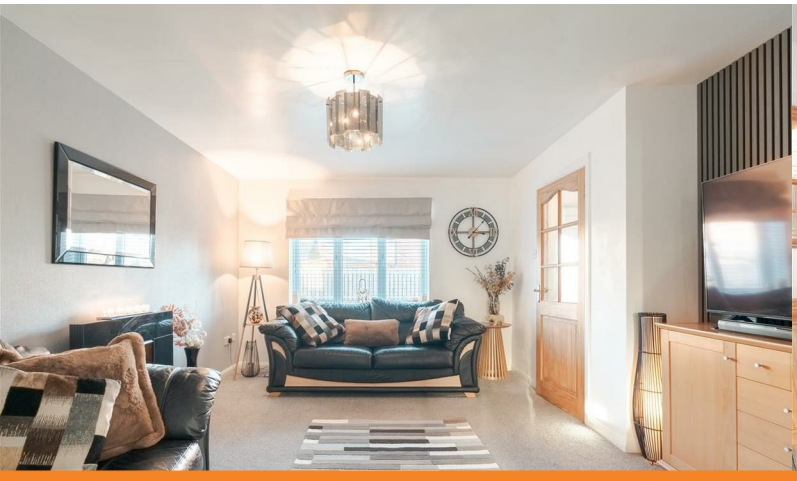


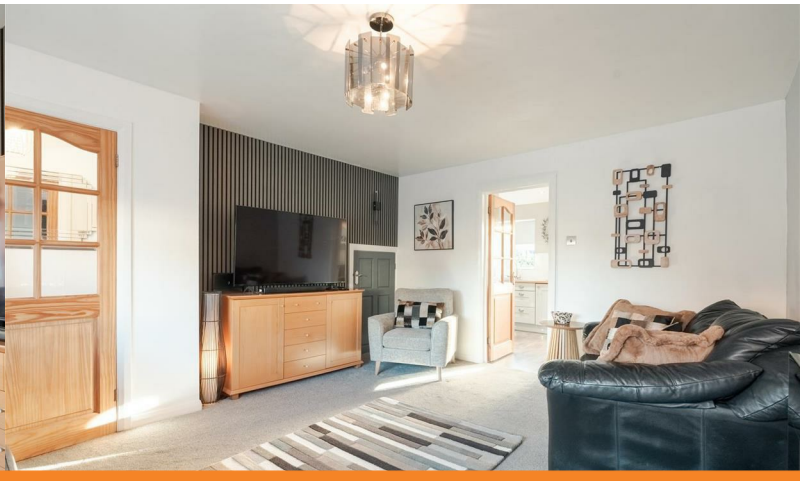
52 Headland Rise

Barrow-In-Furness, LA14 3YP

Offers In The Region Of £247,500

3 | 1 | 1 | D





Ramsden Square Barrow in Furness, Cumbria, LA14 1XA | 01229 825333 | info@corrieandco.co.uk

52 Headland Rise

Barrow-In-Furness, LA14 3YP

Offers In The Region Of £247,500







This is a truly lovely and beautifully presented family home, tucked away within a quiet cul de sac on the ever popular Walney Island. Enjoying a peaceful residential setting, the property is ideally located just a stone's throw from the beach, with a variety of local eateries, shops and schools all conveniently within easy reach. Internally, the home boasts modern, tasteful decor throughout, allowing any prospective purchaser to simply move in and enjoy. Outside, the property continues to impress with a beautiful, low maintenance rear garden, providing the perfect setting for relaxing in the sunshine or entertaining family and friends. Further benefits include a detached garage with light and power, together with off road parking for added convenience. With no upper chain, early viewings are strongly recommended.

On approach to the property, you are greeted by a neatly maintained frontage, featuring a small area of lawn complemented by established shrubbery, creating an attractive first impression.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the staircase leading to the first floor and opens through to the spacious lounge. The lounge offers a comfortable and inviting space in which to relax, further enhanced by a floating electric fire with a realistic living flame effect, creating a lovely focal point to the room.

Moving through to the modern open plan kitchen diner, you will find a well appointed kitchen fitted with tasteful neutral wall and base units, complemented by ample worktop space. The kitchen is well equipped with a range of integrated appliances, including a Hotpoint slimline dishwasher, Bosch electric fan and steam oven, and Bosch induction hob. There is ample space for a dining table, making this a wonderful area for both everyday family living and entertaining. From here, doors lead through to the conservatory, providing an additional reception space overlooking the garden. With an abundance of natural light, this is an ideal spot to sit back and enjoy the outlook throughout the year.

Heading upstairs, the landing provides access to three well presented bedrooms and the family shower room. All three bedrooms have been tastefully decorated and offer versatile accommodation, whether for family members, visiting guests or those requiring a dedicated home working space. The modern shower room has been stylishly appointed and comprises a generous walk in shower with rainfall shower head, alongside a WC and wash basin, both incorporated into a contemporary charcoal grey vanity unit, providing useful additional storage for toiletries.

Externally, the property continues to impress, benefiting from a detached garage which offers excellent versatility, with the added convenience of plumbing and electrical connections for a washing machine and tumble dryer. This provides a superb space for additional storage, laundry facilities or secure parking. A further benefit is the provision of a dedicated parking space directly to the front of the garage.

The rear garden is a particularly appealing feature, offering a generous, private and, importantly, low maintenance outdoor space. Beautiful sandstone paving creates an attractive landscaped patio area, complemented by perimeter hedging and established shrubbery, providing a good degree of privacy. There is also a separate decking area, offering further space for outdoor seating and entertaining. A convenient side gate provides direct access to the garage and driveway, adding further practicality to this lovely outdoor space.

Entrance Hall
4'2" x 6'8" (1.287 x 2.042)

Lounge
11'0" x 16'2" (3.357 x 4.953)

Kitchen Diner
9'9" x 15'7" (2.982 x 4.764)

Conservatory
9'2" x 9'7" (2.818 x 2.939)

Landing
6'0" x 10'2" (1.850 x 3.120)

Bedroom One
6'8" x 13'3" (2.039 x 4.049)

Bedroom Two
8'4" x 12'10" (2.547 x 3.928)

Bedroom Three
9'10" x 6'11" (3.010 x 2.114)

Bathroom
5'7" x 6'10" (1.704 x 2.096)



- Quiet cul de sac location
- Stone's throw to the beach
- Within close proximity to BAE Systems
- Private and enclosed rear garden
- No upper chain
- Detached garage and off road parking
- Close to amenities, schools and eateries
- Ideal for a family or first time buyer
- Gas central heating
- Council tax band - C

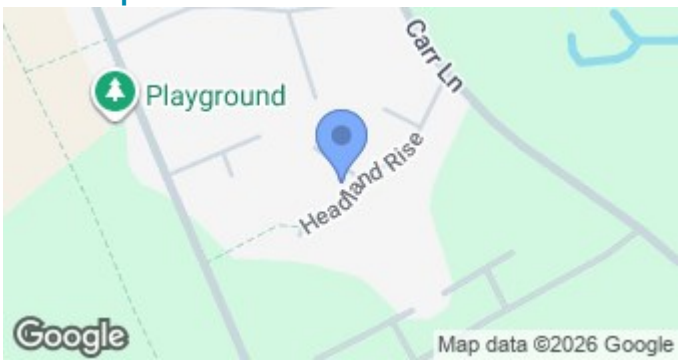








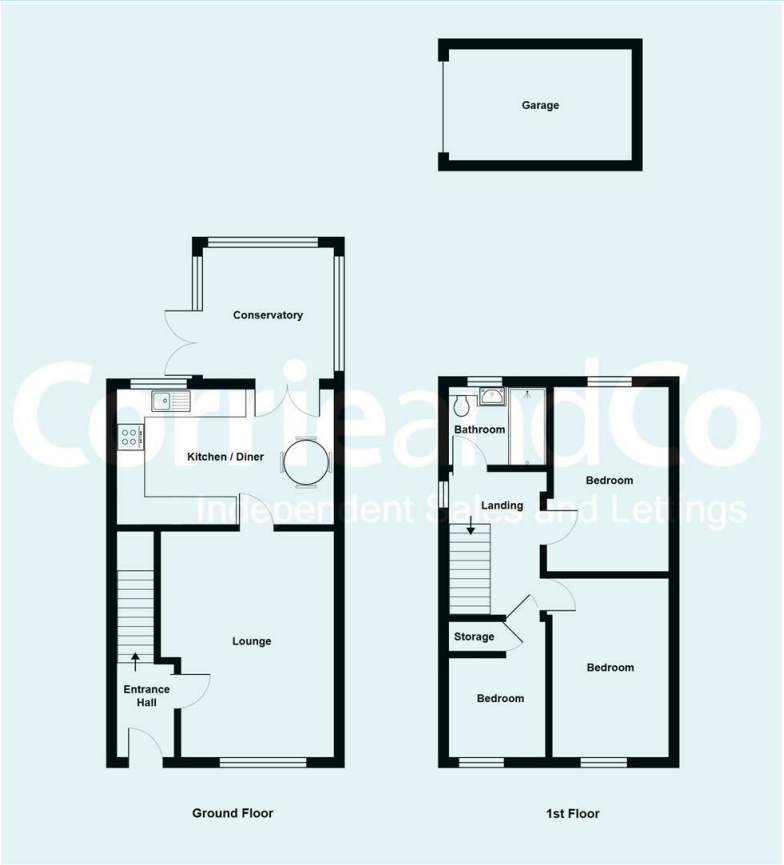
Road Map



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.

