



## 46 Schneider Road

Barrow-In-Furness, LA14 5DW

Offers In The Region Of £200,000



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*This delightful semi-detached house offers a perfect blend of comfort and convenience. With spacious reception rooms, outdoor space and bedrooms, the property provides the perfect blend of family and private areas. Featuring a driveway and detached garage for private off-road parking. Situated close to local parks, walks and local transport links, the property makes an excellent choice for families and professionals alike.*

This well presented semi-detached property features a patioed front for off-road parking and is complemented by a detached garage to the side. Stepping through the front door, an entrance porch offers a practical tiled finish, ideal for the kicking off the bustle of everyday family life. A second door opens into the main entrance hallway, where to the left you'll find a generously sized carpeted dining room with an attractive bay window providing an abundance of natural light. The Dining space flows seamlessly into a comfortable lounge area. From here, sliding doors lead directly onto the patioed outdoor space, creating an easy connection between indoor and outdoor living. To the rear of the home sits a sleek, modern kitchen with an additional door opening to the rear garden, while useful under-stairs storage neatly completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom enjoys the feature of the beautiful bay window, the second bedroom is generously sized, and the third lends itself perfectly as a study, guest room or additional storage space. A family bathroom completes the upper floor, rounding off a practical and inviting home ideal for a range of buyers.

#### **Entrance Hall**

8'5" x 7'2" (2.567 x 2.188)

#### **Living Room**

12'2" x 9'11" (3.709 x 3.040)

#### **Dining Room**

10'7" x 10'0" (3.247 x 3.050)

#### **Kitchen**

8'11" x 7'2" (2.742 x 2.188)

#### **Landing**

7'2" x 5'8" (2.185 x 1.739)

#### **Bedroom One**

12'2" x 9'11" (3.714 x 3.046)

#### **Bedroom Two**

10'5" x 9'11" (3.191 x 3.030)

#### **Bedroom Three**

8'11" x 7'1" (2.740 x 2.184)

#### **Bathroom**

7'1" x 6'4" (2.179 x 1.944)

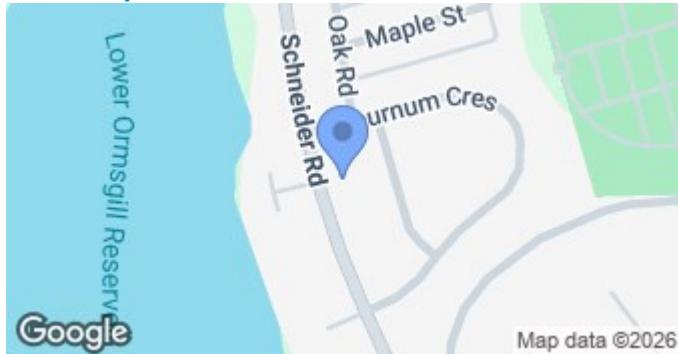
#### **Detached Garage**



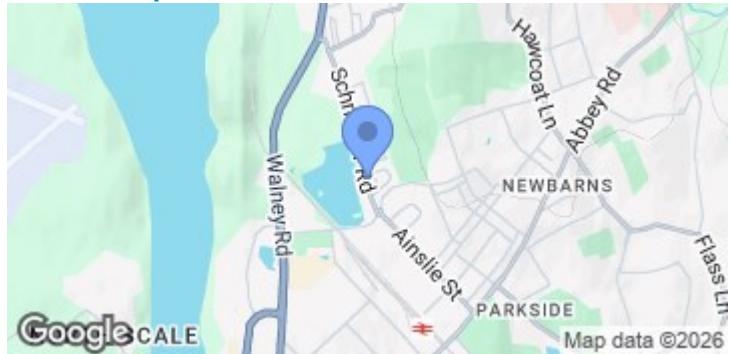
- Private Off Road Parking
- Rear Patioed Garden
- Detached Garage
- Gas Central Heating
- Access to Local Transport
- Parks and Walks in Close Proximity
- Council Tax Band - B
- EPC - D



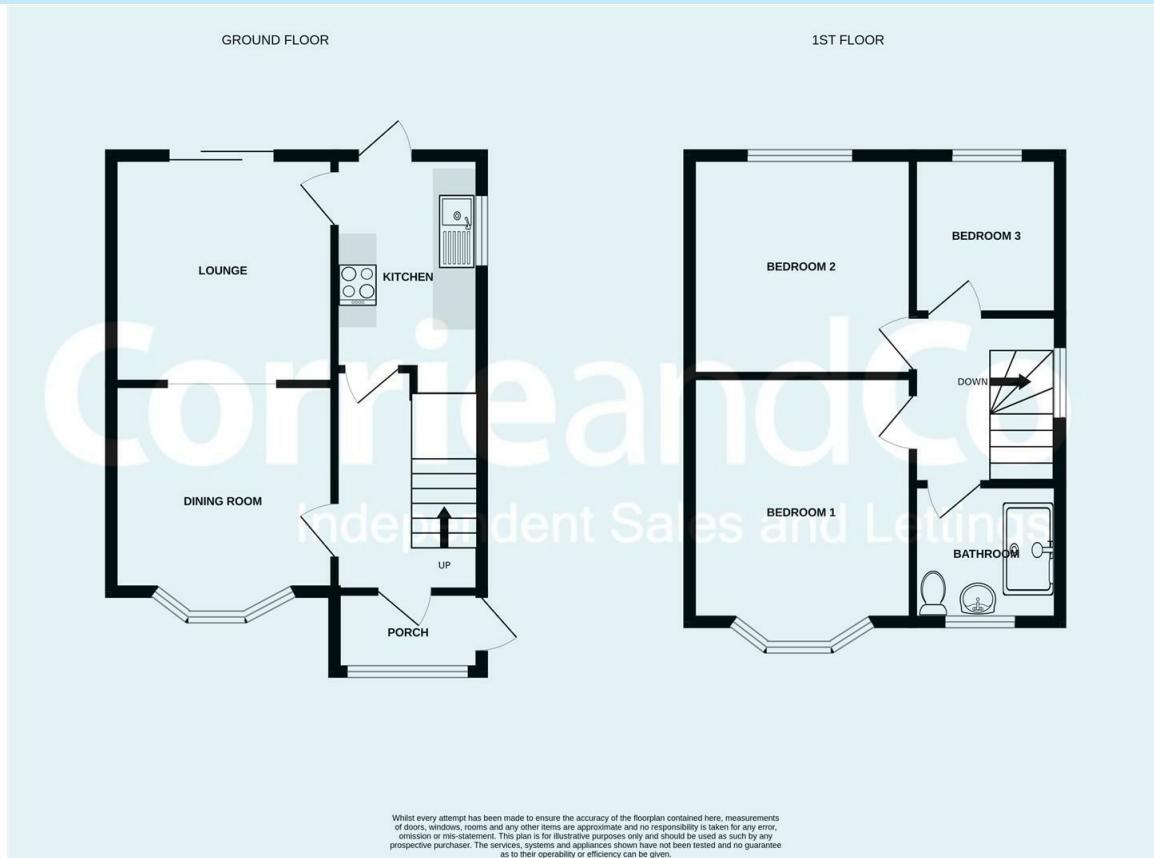
## Road Map



## Terrain Map



## Floor Plan



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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	