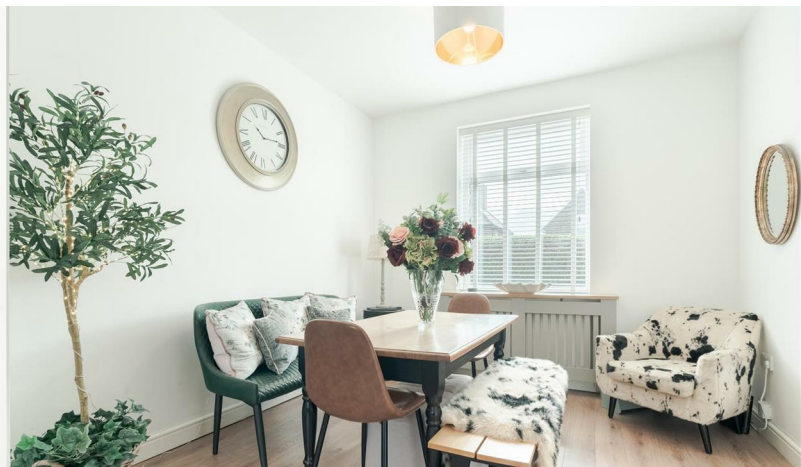




35 Friars Lane

Barrow-In-Furness, LA13 9NR

Offers Over £195,000



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This beautifully presented three-bedroom semi-detached home is the perfect family property, situated in a popular residential location close to a range of local amenities. Finished to a stunning standard throughout, the property is ready to move straight into and offers stylish, modern living with spacious accommodation. Externally, there are well-maintained gardens to both the front and rear, providing excellent outdoor space for the whole family to enjoy. An early viewing is highly recommended to appreciate everything this fantastic home has to offer.

Approached via an attractive paved pathway, bordered by mature hedgerows, the front door opens into a welcoming entrance hall with stairs rising to the first floor.

Positioned to the front of the property is the dining room, a bright and versatile space finished with practical laminate flooring, making it ideal for everyday family meals or entertaining guests.

Leading through from the dining room is the well-appointed kitchen, fitted with a stylish range of shaker-style base and wall units complemented by laminate worktops. The kitchen offers ample storage and preparation space and benefits from an integrated dishwasher, creating a practical and functional environment for modern family living.

To the rear of the property is the spacious reception room, a light-filled living area enjoying views over the garden. Double French doors open directly onto the decked seating area, creating a seamless connection between the indoor and outdoor spaces and making it the perfect room for both relaxing and entertaining.

The first floor offers three well-proportioned bedrooms, all providing flexible accommodation for growing families, guests or those working from home. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property enjoys attractive gardens to both the front and rear. To the rear, the enclosed garden has been thoughtfully landscaped, featuring a well-maintained lawn, a decked seating area adjoining the French doors and a separate gravelled seating area, creating an ideal space for outdoor dining, entertaining and family enjoyment.

This attractive semi-detached home offers well-balanced family accommodation in a sought-after residential location and is perfectly suited to buyers looking for a home that is ready to move into while remaining close to local schools, amenities and transport links.

Reception

11'3" x 12'4" (3.44 x 3.76)

Kitchen Diner

10'4" x 20'3" (3.15 x 6.19)

Bedroom One

6'9" x 13'5" (2.08 x 4.11)

Bedroom Two

8'7" x 12'8" (2.62 x 3.87)

Bedroom Three

10'7" x 7'5" (3.23 x 2.27)

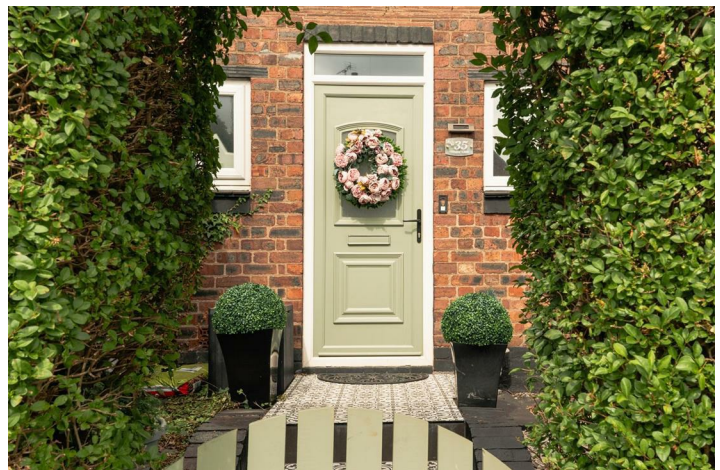
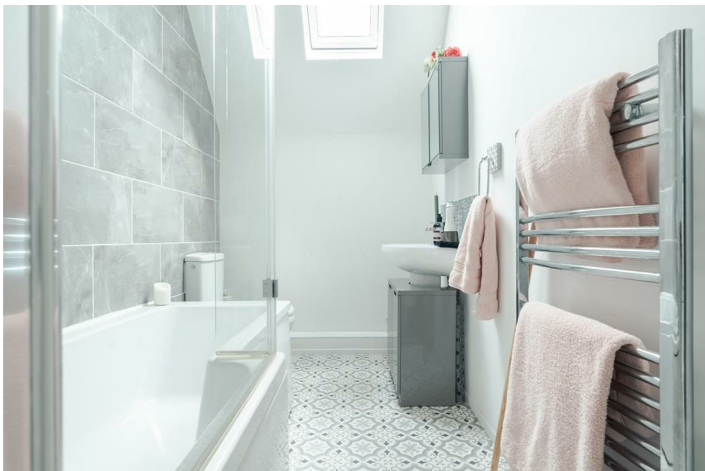
Bathroom

10'5" x 5'3" (3.18 x 1.61)

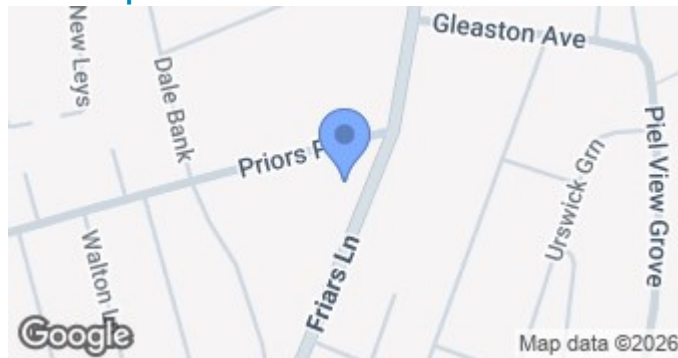


- Ideal Family Home
- Close to Amenities
 - Gardens
- Gas Central Heating

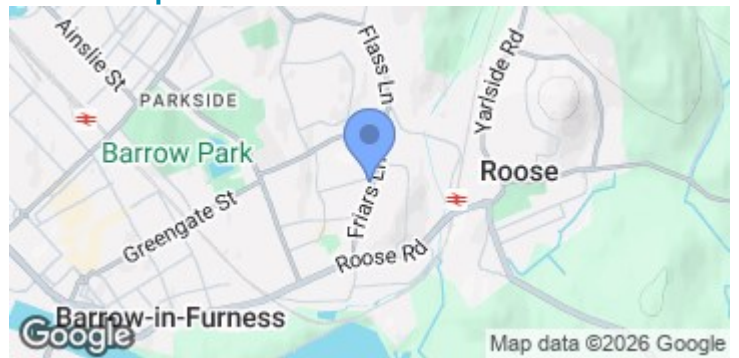
- Popular Location
- Tasteful Decor Throughout
 - Double Glazing
- Council Tax Band - A



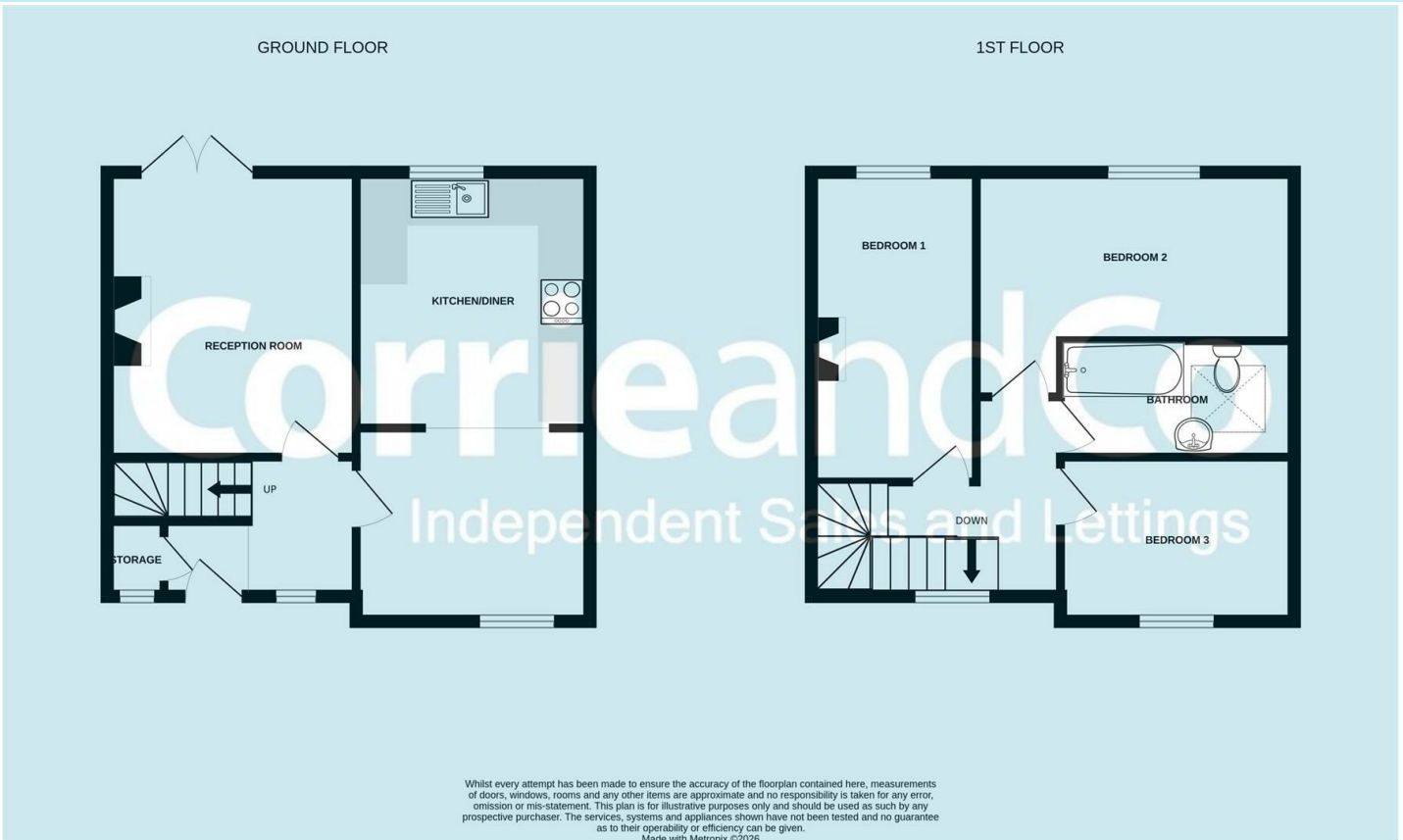
Road Map



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.

