

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 18 Gosforth Crescent

Barrow-In-Furness, LA13 9FF

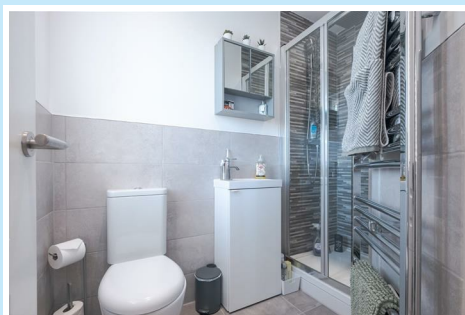
Offers Over £300,000



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Barrow-In-Furness, LA13 9FF

Offers Over £300,000



***This beautifully presented semi-detached home, built in 2022, offers modern living in a popular residential location. Thoughtfully designed and well-maintained throughout, the property is ideal for a wide range of buyers, from first-time purchasers to growing families.***

***The accommodation includes a spacious main bedroom with a stylish en-suite, along with well-proportioned living areas that provide both comfort and practicality. Externally, the home benefits from gardens to both the front and rear, perfect for relaxing or entertaining.***

***Combining contemporary design with a sought-after setting, this property represents an excellent opportunity to acquire a move-in-ready home.***

Upon entering the property, you are welcomed into a bright and inviting hallway, complete with a convenient ground floor WC and staircase rising to the first floor. From here, access leads into the spacious lounge, beautifully presented with modern laminate flooring, crisp white walls, and spot lighting that enhances the contemporary feel. An electric fire set to the centre creates a cosy focal point, while the layout flows seamlessly through to the kitchen.

The kitchen/diner is stylish and functional, featuring tiled flooring and a range of grey shaker-style wall and base units complimented by white laminate work surfaces. Integrated appliances include an induction hob, double oven, microwave, washing machine, fridge-freezer, and dishwasher, offering everything needed for modern living. French doors open out onto the rear garden, allowing natural light to flood the space and providing easy access for outdoor entertaining.

To the first floor, carpeted stairs lead to a landing finished in neutral décor, giving access to three well-proportioned bedrooms and the family bathroom. The main bedroom is a generous double, benefiting from fitted wardrobes and a contemporary en-suite shower room. Bedroom two also features fitted wardrobes and enjoys pleasant views over the rear garden, while bedroom three offers versatility as a nursery, guest room, or home office, and features a built in storage cupboard.

The family bathroom is fitted with a modern white three-piece suite, comprising a vanity sink unit, WC, and bath with overhead thermostatic shower, finished with tiled flooring and walls for a sleek, low-maintenance finish.

Externally, to the rear, the property boasts a well-maintained garden, mainly laid to lawn with a paved patio area ideal for outdoor dining and relaxation, all enclosed to provide a good degree of privacy.

## Lounge

11'11" x 15'0" (3.64 x 4.58)

## Kitchen/Diner

15'3" x 9'3" (4.67 x 2.82)

## Ground Floor WC

6'7" x 3'1" (2.01 x 0.94)

## Bedroom One

12'0" max x 10'0" (3.67 max x 3.07)

## En-Suite

4'10" x 7'8" max (1.49 x 2.34 max)

## Bedroom Two

8'2" x 10'8" (2.49 x 3.27)

## Bedroom Three

7'4" x 6'9" (2.24 x 2.06)

## Bathroom

5'8" x 8'0" (1.73 x 2.46)



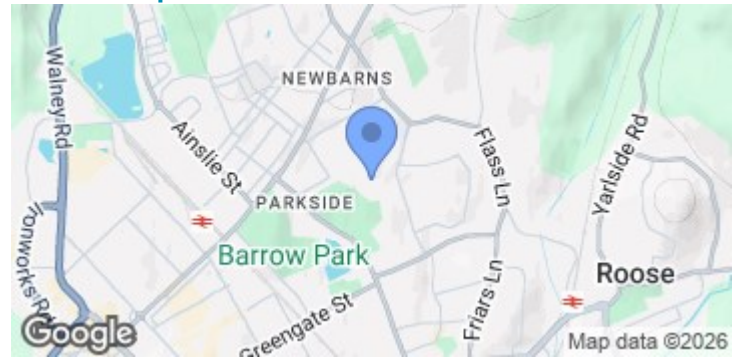
- No Onward Chain
- Beautifully Presented
- Popular Residential Area
- Cul-De-Sac Location
- Gas Central Heating
- Ideal For A Range Of Buyers
- Garden To Front And Rear
- Off Road Parking For Two Cars
  - En-Suite
- Council Tax Band - C



## 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.

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	