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INDEPENDENT SALES & LETTING AGENTS

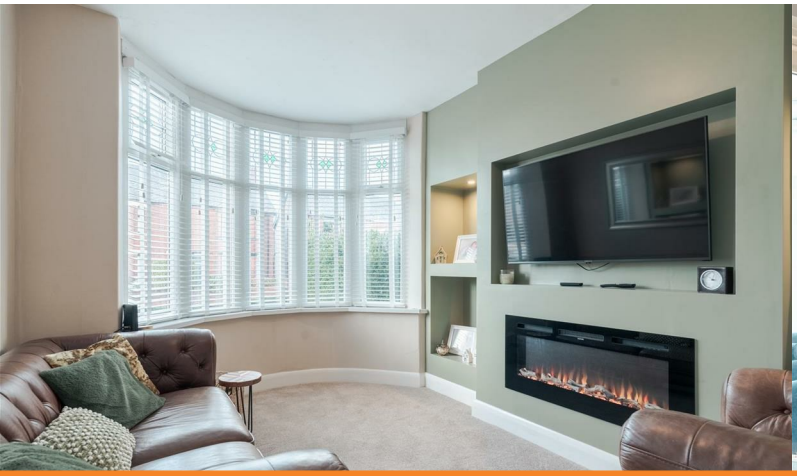



# 23 St. Lukes Avenue

## Barrow-In-Furness, LA13 9TS

**Offers In The Region Of £250,000**

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

# 23 St. Lukes Avenue

## Barrow-In-Furness, LA13 9TS

## Offers In The Region Of £250,000







***We are delighted to present this stunning family home, situated in a popular residential location close to local amenities, schools and transport links. Offering generous dimensions and versatile accommodation throughout, this property would make an ideal family home, providing plenty of space to relax, entertain and enjoy everyday life. There is a good sized, private rear garden, laid predominantly to lawn with a patio area perfect for outdoor dining and entertaining. The garden also benefits from a detached log cabin, currently set up as a bar, creating a fantastic space for socialising with family and friends. Equally, the cabin could be adapted to suit a variety of needs, whether as a hobby room, sunroom or useful storage space. Early viewing is highly recommended.***

The front garden provides an attractive introduction to the property, enhancing its kerb appeal and creating a welcoming first impression.

Upon entering the property, the entrance hall provides access to the principal ground-floor accommodation, with stairs rising to the first floor.
The lounge offers a welcoming space in which to relax and unwind, with a comfortable atmosphere ideal for quiet evenings or entertaining family and friends. Tastefully presented, it provides a stylish and inviting setting for everyday living.
The separate dining room offers an excellent space for family meals and social occasions. Its well-proportioned layout provides flexibility for both formal dining and more relaxed gatherings, with convenient access to the adjoining kitchen.
The kitchen is thoughtfully arranged to make the most of the available space, offering practical storage and worktop areas. Its modern presentation and functional layout make it well suited to the demands of contemporary living.
A particularly appealing feature of the ground floor is the orangery, providing an additional reception area filled with natural light. This versatile space could be enjoyed as a garden room, a peaceful retreat or an informal sitting area, offering a lovely connection between the home and the outdoors.
A convenient ground-floor WC adds practicality, while a separate storage area provides useful space for keeping household essentials neatly organised.

The first floor offers three bedrooms, providing comfortable accommodation for families, couples or those seeking additional space to work from home. The principal bedroom is complimented by two further bedrooms, each offering flexibility to suit individual needs, whether as children's rooms, guest accommodation or a home office.
The family bathroom is conveniently positioned off the landing and is fitted with a bath, wash basin and WC, providing a practical space for the household's daily routines.

To the rear, the garden offers valuable outdoor space for relaxing, entertaining and enjoying the warmer months. Whether hosting summer gatherings, dining outdoors or simply unwinding in the fresh air, it provides a pleasant extension of the home's living accommodation. A particularly appealing addition is the garden room/summer house positioned at the bottom of the garden, providing a versatile retreat away from the main house. Ideal for use as a home office, creative studio, hobby room or simply a peaceful place to unwind, this additional space offers exciting possibilities to suit a variety of lifestyles.

### Lounge
12'10" x 9'1" (3.93 x 2.77 )

### Kitchen/Diner
16'6" x 11'5" plus 11'9"x 8'3"ax (5.03 x 3.48 plus 3.60x 2.52max )

### Orangery
5'9" x 13'3" (1.76 x 4.05 )

### Ground Floor WC
4'1" x 3'0" (1.25 x 0.93 )

### Bedroom One
13'6" x 16'7" (4.14 x 5.08 )

### Bedroom Two
10'7" x 8'4" (3.23 x 2.56 )

### Bedroom Three
7'4".x 11'7" (2.26.x 3.55)

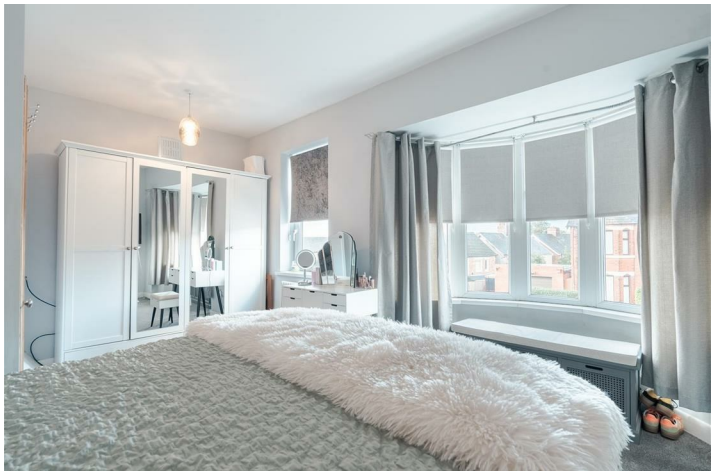
### Bathroom
5'8" x 7'9" (1.74 x 2.38 )



- Ideal Family Home
- Garden To Rear
- Close To Local Amenities
- Council Tax Band - B
- Tasteful Decor Throughout
- Garden Room
- Double Glazing
- Gas Central Heating

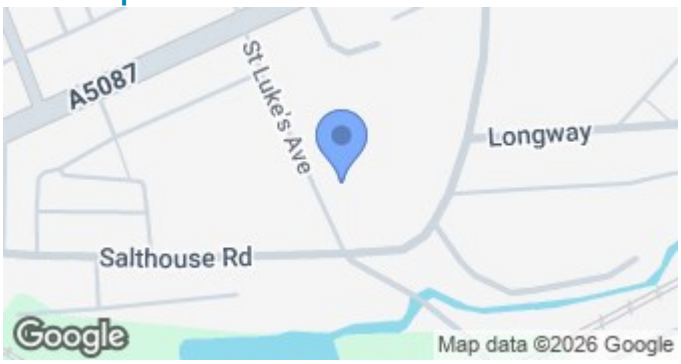




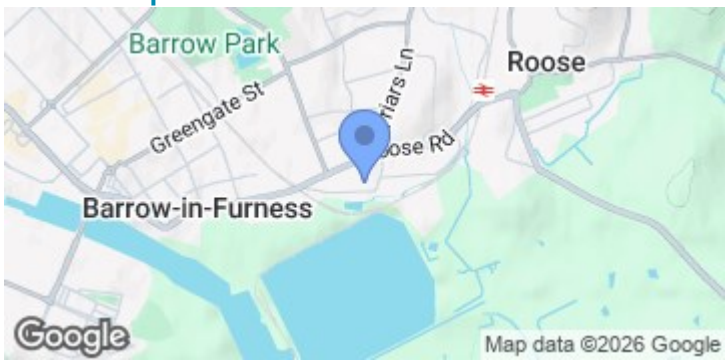




## Road Map




## 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.

