

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 15 Tanfield Drive

Barrow-In-Furness, LA13 9FD

Offers In The Region Of £495,000



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# 15 Tanfield Drive

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## Offers In The Region Of £495,000



***This spacious four-bedroom detached home offers ideal family living in a popular location. Featuring off-road parking and an integral garage, the property provides both convenience and practicality. Inside, the home boasts generous living accommodation with a bright and airy feel throughout, complemented by neutral décor ready for personal touches. Externally, there are well-maintained gardens to both the front and rear, perfect for relaxing or entertaining. An excellent opportunity for families seeking space, comfort, and a desirable setting.***

Step to the front of this attractive detached home and you're immediately welcomed by a generous double driveway, offering ample off-road parking and convenient access to the garage.

Entering the property, you arrive in a bright and inviting hallway that sets the tone for the rest of the home. From here, the lounge provides a comfortable retreat, finished with soft cream carpeting and neutral décor that enhances the sense of space and light. A gas fire creates a natural focal point, perfect for cosy evenings. Moving through, the home opens up into a modern kitchen diner, designed very much with both family life and entertaining in mind. Spotlights overhead give a clean, contemporary feel, while bi-folding doors draw in natural light and create a seamless connection to the garden beyond. The kitchen itself features sleek white, flat-fronted gloss wall and base units, complimented by integrated appliances including a fridge freezer, oven, hob, and dishwasher. Laminate flooring runs throughout this space, adding practicality while maintaining a cohesive look. This flooring continues into an open-plan utility area, offering additional storage and functionality, along with access to a convenient downstairs WC.

Upstairs, the property continues to impress with four thoughtfully arranged bedrooms, each maintaining the home's calm, neutral styling. The principal bedroom is a particularly inviting space, complete with built-in storage that keeps the room feeling uncluttered and well-organised. It also benefits from its own ensuite, adding a layer of privacy and convenience that's ideal for day-to-day living. Bedrooms two and three are both comfortable double rooms, each also featuring built-in storage. The fourth bedroom provides flexibility, whether used as a single room, nursery, or home office, depending on your needs. The family bathroom serves the remaining bedrooms and is easily accessible from the landing.

Externally, the garden has been designed to be both attractive and low-maintenance. A paved patio area sits directly to the rear of the property, offering an ideal spot for outdoor seating and entertaining. From here, a small set of steps leads up to a neatly kept lawn, bordered by planting that adds colour and texture throughout the seasons. A timber garden shed provides practical storage while blending naturally into the setting. The garden is enclosed by modern fencing, giving a good degree of privacy, and its tiered layout creates distinct areas for relaxing, gardening, and family use.

### Reception

11'10" x 17'3" (3.61 x 5.28)

### Kitchen

11'1" x 18'11" (3.38 x 5.77)

### Utility

4'11" x 7'1" (1.51 x 2.18)

### Wc

3'6" x 4'11" (1.09 x 1.52)

### Master bedroom

11'9" x 11'7" max (3.60 x 3.55 max)

### Ensuite

4'0" x 8'8" (1.24 x 2.65)

### Bedroom two

11'7" x 9'1" min 13'5" max (3.54 x 2.77 min 4.09 max)

### Bedroom three

9'10" max x 12'6" (3.01 max x 3.82)

### Bedroom four

8'9" x 9'4" (2.67 x 2.87)

### Bathroom

6'0" x 5'11" (1.83 x 1.81)

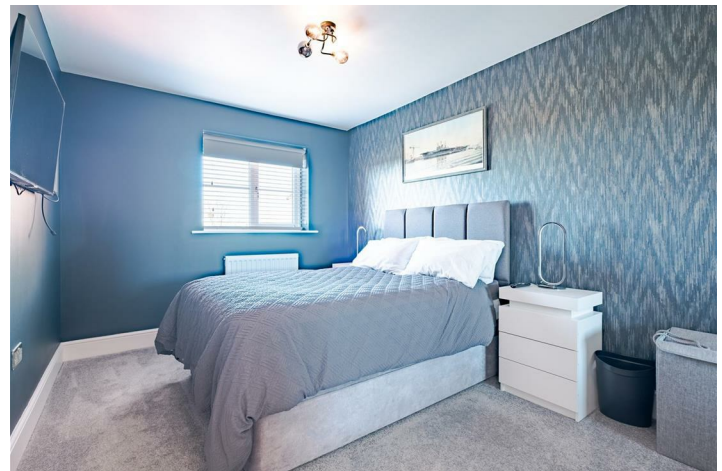
### Detached garage

17'9" x 8'2" (5.42 x 2.50)



- Ideal Family Home
- Off Road Parking
- Neutral Decor Throughout
- Garden to Front and Rear
- Double Glazing & Gas Central Heating

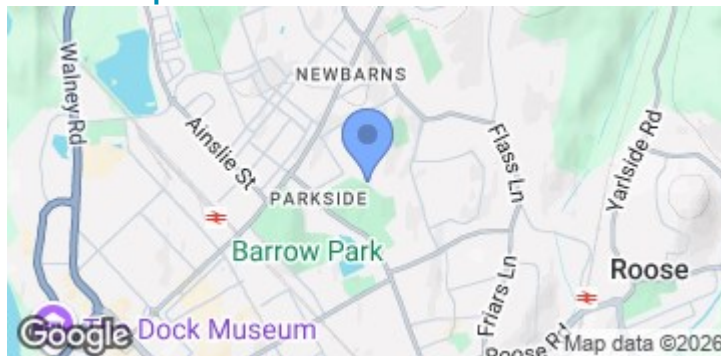
- Popular Location
- Ready to Move into
- Close to Amenities
- Integral Garage
- Council Tax Band



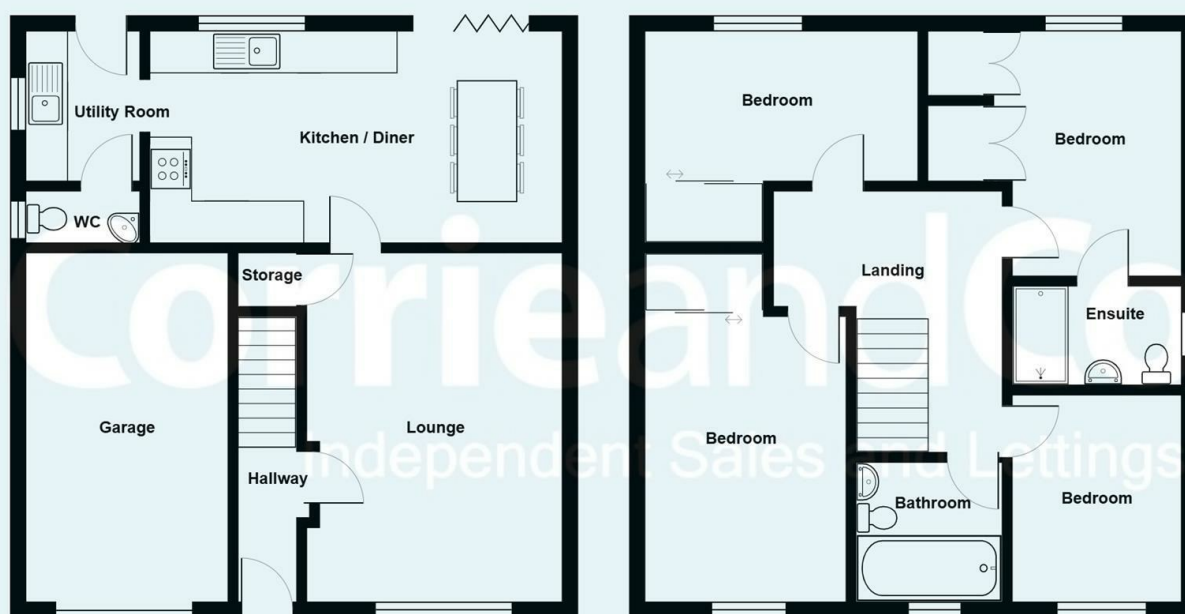
## Road Map



## 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.

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	