



## 24 Darent Avenue

Barrow-In-Furness, LA14 3NU

Offers In The Region Of £150,000



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*This three-bedroom terrace is a perfect family home situated in a popular location close to schools, shops and public transport with a small walk to the local beach. The property comes with vacant possession, perfect for first time buyers, or families. This property is of great size with a front and rear garden No Chain!*

This charming three-bed terraced home offers the perfect setting for family living, ideally situated in a sought-after area.

As you enter through the spacious hallway, there's plenty of room for coats and shoes, with access to both the lounge and kitchen. The bright and welcoming lounge features windows at either end, allowing natural light to fill the room throughout the day. A central gas fireplace creates a cosy focal point ideal for relaxing on winter evenings. The room is finished with fitted carpets and light, neutral décor.

The kitchen is fitted with brown wall and base units, complemented by sleek black laminate worktops that offer ample storage and workspace. There's space for a freestanding oven, washing machine, and fridge/ freezer. To the rear of the kitchen, you'll find a convenient dining area perfect for family meals or entertaining.

Upstairs, the home features three well-proportioned bedrooms, all decorated in a similar neutral style. The master bedroom, located at the front of the property, provides plenty of room for a double bed and additional furniture. Bedrooms two and three are both generous in size, making them ideal for children, guests, or home office use.

The main bathroom includes a white pedestal sink and bath, with white tiling to half-height for a clean, modern look. A separate room houses the close-coupled toilet, offering additional privacy and convenience, and there's a useful storage cupboard located nearby.

To the rear of the property, you'll find a large garden offering excellent potential for outdoor seating, play space, or additional storage — a wonderful area to make your own.

#### Lounge

9'10" x 15'10" (3.01 x 4.84 )

#### Kitchen

14'0" x 6'10" plus 8'11" x 7'11" (4.27 x 2.10 plus 2.72 x 2.42 )

#### Bedroom One

14'8" x 8'11" (4.48 x 2.73 )

#### Bedroom Two

11'6" x 6'9" (3.53 x 2.07 )

#### Bedroom Three

8'2" x 9'10" (2.49 x 3.00 )

#### Bathroom

5'2" x 5'10" (1.58 x 1.80 )

#### WC

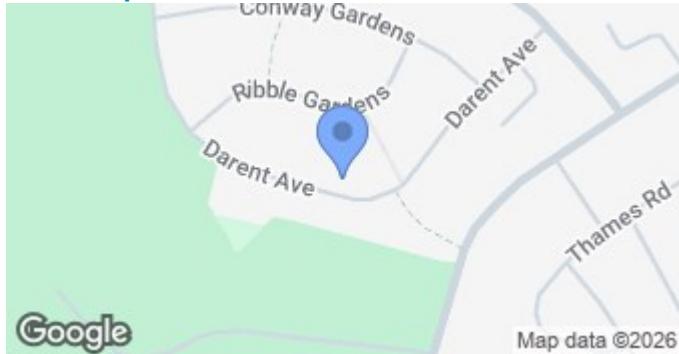
5'6" x 2'5" (1.69 x 0.76 )



- Ideal for a Range of Buyers
  - Close to Amenities
  - No Onward Chain
  - Double Glazing
- Convenient Location
  - Garden to Rear
  - Gas Central Heating
  - Council Tax Band - A



## Road Map

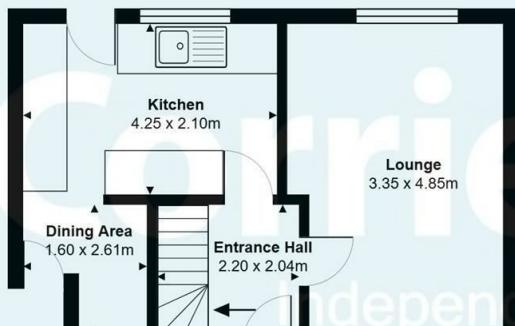


## Terrain Map

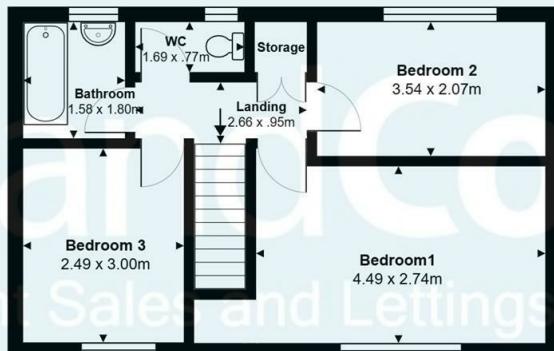


## Floor Plan

24 Darent Avenue, Walney, Barrow-In-Furness



Ground Floor



1st Floor

All measurements are approximate and for display purposes only

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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	