



## 33 Flass Lane

Barrow-In-Furness, LA13 0DG

Offers In The Region Of £295,000



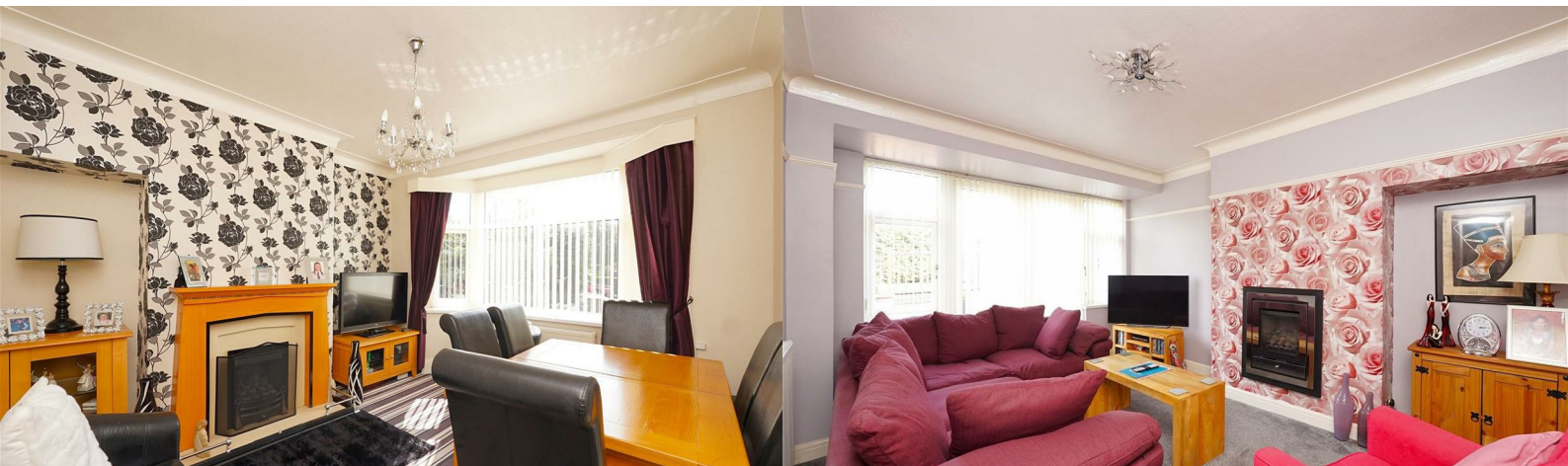
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# 33 Flass Lane

Barrow-In-Furness, LA13 0DG

## Offers In The Region Of £295,000



*Welcome to this delightful semi-detached house offering a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a new family home. The inviting reception rooms, provide ample space for entertaining guests or enjoying family evenings. Flass Lane is well-positioned, providing easy access to local amenities, schools, and parks, making it the perfect choice for busy life.*

Welcome to this inviting and well-appointed semi-detached family home, ideally positioned on a generous plot with a large two-car driveway and garage, offering convenient off-street parking and storage.

As you enter the property, you're greeted by a neat entrance porch—the perfect spot for storing coats and shoes, keeping the main living space tidy and organized.

To the right, step into the bright and airy sitting and dining room, featuring elegant bay windows that flood the space with natural light. This area is ideal for hosting guests or enjoying family meals. Continuing through the home, you'll find the spacious family lounge to the rear. This welcoming space opens up beautifully with double doors leading out to the patioed rear garden—creating a seamless indoor-outdoor flow.

The garden itself is thoughtfully laid out, offering a raised decking area that's ideal for summer BBQs, outdoor dining, or simply relaxing with a coffee. It's a private retreat designed for both relaxation and social occasions.

Re-entering the home through a separate rear door, you arrive in the well-equipped kitchen, featuring modern cabinetry and dedicated spaces for all your essential appliances, making everyday living and meal prep a breeze.

Upstairs, the property boasts three generous double bedrooms and an additional single bedroom, offering flexibility for family living, guest accommodation, or a home office setup. Completing the upstairs layout is a family bathroom along with a separate WC, adding practicality and convenience for busy households.

To round off this fantastic property, solar panels are installed on the roof, contributing to energy efficiency and helping reduce your utility bills.

### Reception One

13'8" x 9'10" (4.18 x 3.01 )

### Reception Two

9'10" x 15'8": (3.01 x 4.78:)

### Kitchen

12'11" x 8'11" (3.94 x 2.73 )

### Bedroom One

13'9" x 11'1" (4.20 x 3.40 )

### Bedroom Two

9'10" x 12'5" (3.01 x 3.81 )

### Bedroom Three

11'8" x 9'2" (3.56 x 2.81)

### Bedroom Four

7'2" x 8'7" (2.20 x 2.63 )

### Bathroom

6'2" x 5'9" (1.90 x 1.77 )

### Shower Room

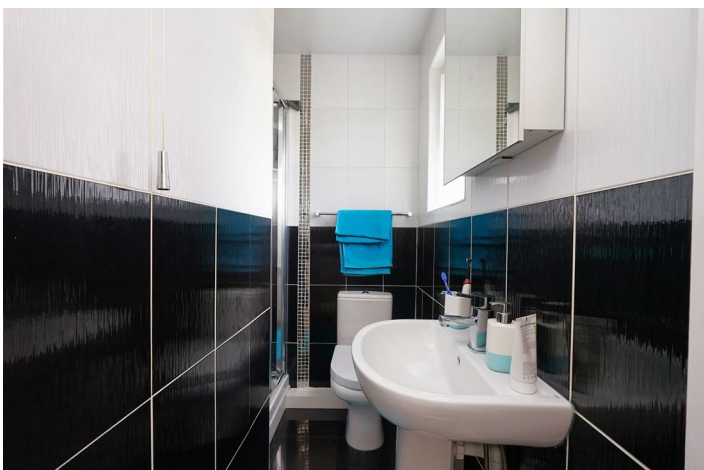
5'8" x 2'7" min 5'4" (1.73 x 0.80 min 1.64 )

### Garage

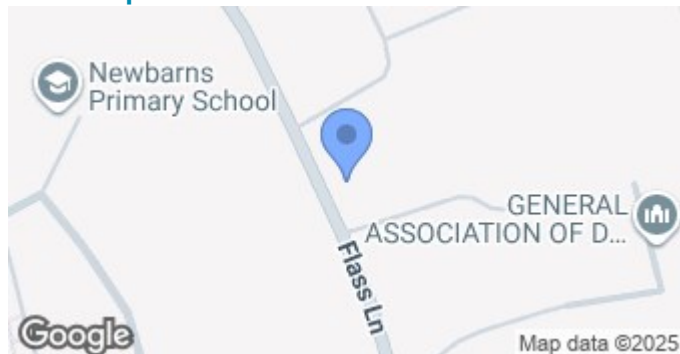
15'4" x 10'2" (4.68 x 3.10)



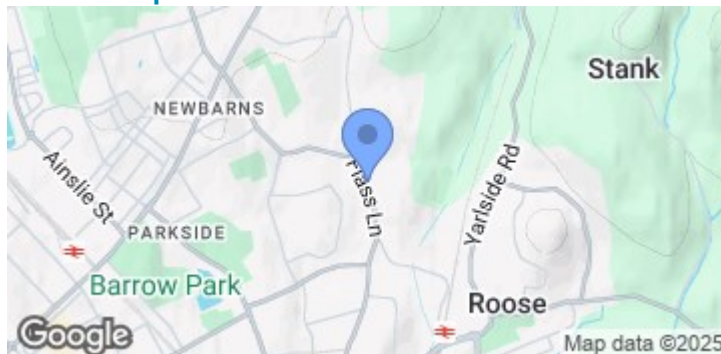
- Ideal Family Home
- Spacious Accommodation
  - Solar Panel's
  - Garden to the Rear
  - Double Glazing
- Sought-after Location
  - Garage
  - Off Road Parking
  - Gas Central Heating
  - Council Tax Band - C



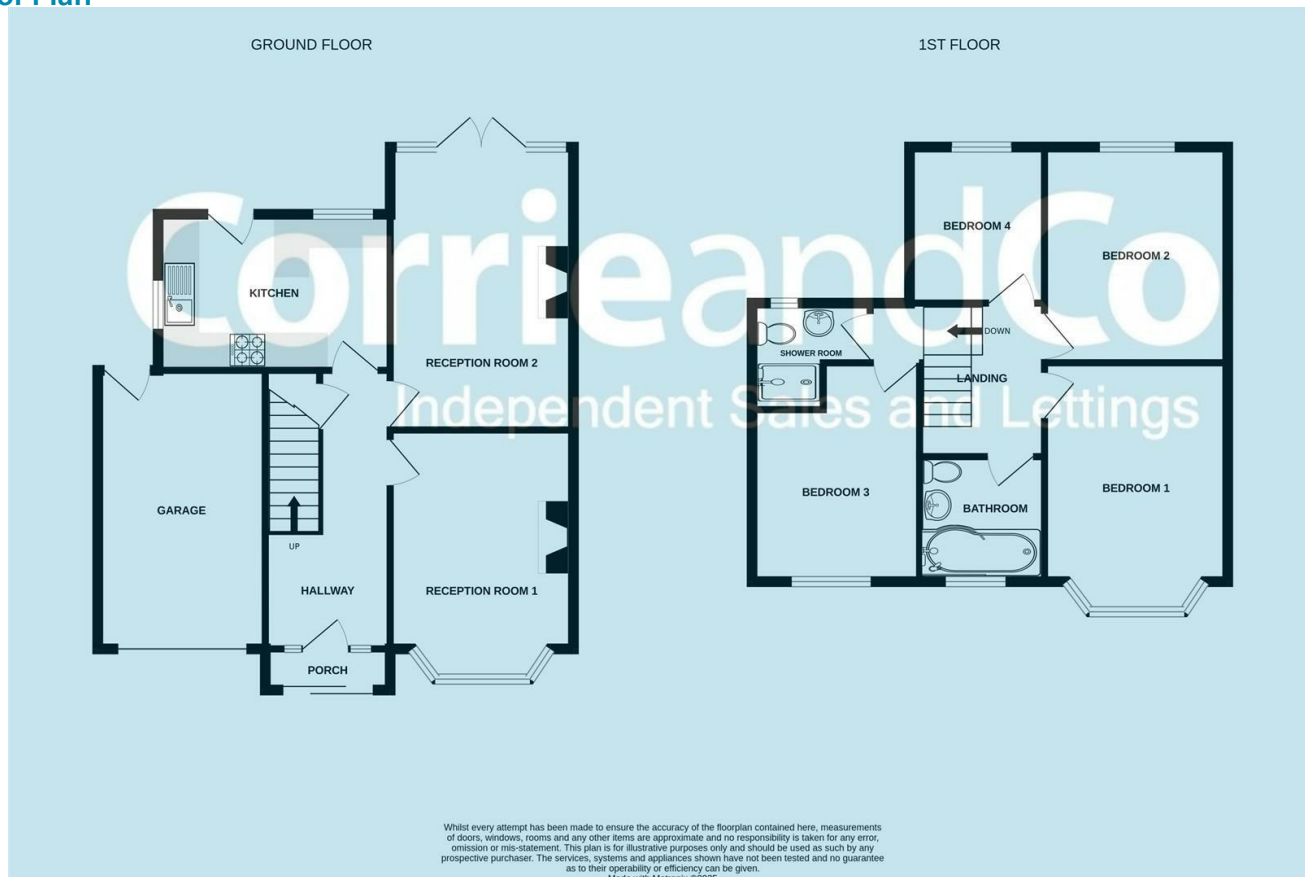
## Road Map



## 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.

