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INDEPENDENT SALES & LETTING AGENTS



39 Lichfield Close

Barrow-In-Furness, LA14 5LX

Offers In The Region Of £220,000

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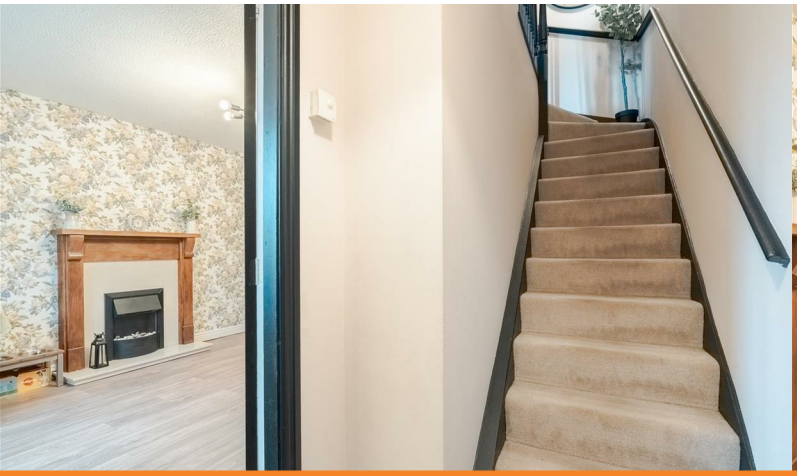

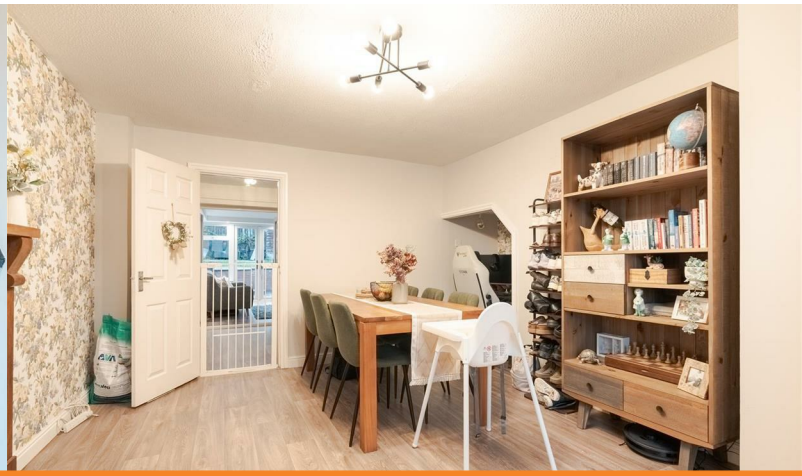

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39 Lichfield Close

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A superb modern extended home, ideally situated within a quiet cul de sac and offering an appealing combination of contemporary living and a peaceful residential setting. With its versatile accommodation, this property would make an ideal purchase for a first time buyer or small family. Externally, the property benefits from a tiered rear garden, providing an attractive outdoor space to relax and enjoy, alongside off road parking to the front for added convenience. The location is particularly appealing, with local amenities, schools and transport links all within easy reach. Early viewings are strongly recommended.

Entering the property through the entrance hall, stairs lead to the first floor, with access into the first reception room, which could be used as either a dining room or lounge, depending on your needs. This versatile living space benefits from a window to the front, allowing natural light to flow in.

Moving through the property, you are welcomed into the kitchen diner, fitted with cream shaker style base and wall units and offering plenty of space for dining furniture. A borrowed light window helps bring additional light into the room, while access leads through to the impressive extended reception room.

This valuable extension creates a wonderful additional lounge space, oozing with natural light and featuring a vaulted ceiling that enhances the feeling of space. With doors opening out to the rear garden, it provides an ideal setting for relaxing or entertaining.

The first floor landing provides access to three bedrooms and the shower room. The master bedroom is positioned to the front and benefits from a useful storage cupboard, while the other two bedrooms are located to the rear, overlooking the garden. All three bedrooms offer versatile accommodation, with flexibility for family living, guests or a home office. The modern three piece shower room comprises a generous shower cubicle with a waterfall shower head, alongside a WC and wash basin set within a vanity unit.

To the front, a small garden area provides attractive curb appeal, complemented by a driveway offering convenient off road parking. To the rear, a mature, tiered garden is laid predominantly to lawn, with a patio area providing space to sit out and enjoy the garden.

Lounge
11'8" x 12'8" (3.58 x 3.87)

Dining Room
15'4" x 11'5" (4.68 x 3.49)

Kitchen Diner
14'7" x 7'9" (4.46 x 2.38)

Bedroom One
8'6" x 14'7" (2.61 x 4.47)

Bedroom Two
8'0" x 9'10" (2.46 x 3.02)

Bedroom Three
7'10" x 6'2" (2.39 x 1.89)

Shower Room
4'4" min 5'5" max x 8'0" (1.34 min 1.67 max x 2.45)



- Attractive and well presented home
- Extended to create a second reception room
- Off road parking to the front
- Gas central heating
- Quiet location at the top of the cul de sac
- Private rear garden
- Close to amenities
- Council tax band - B

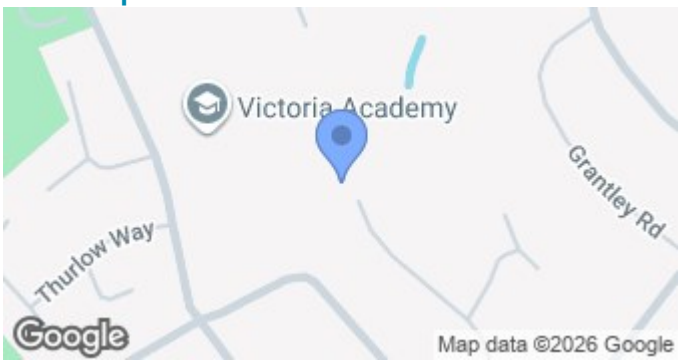




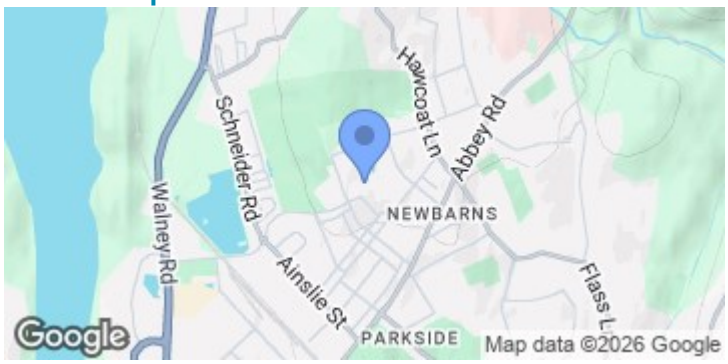




Road Map



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.

