CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



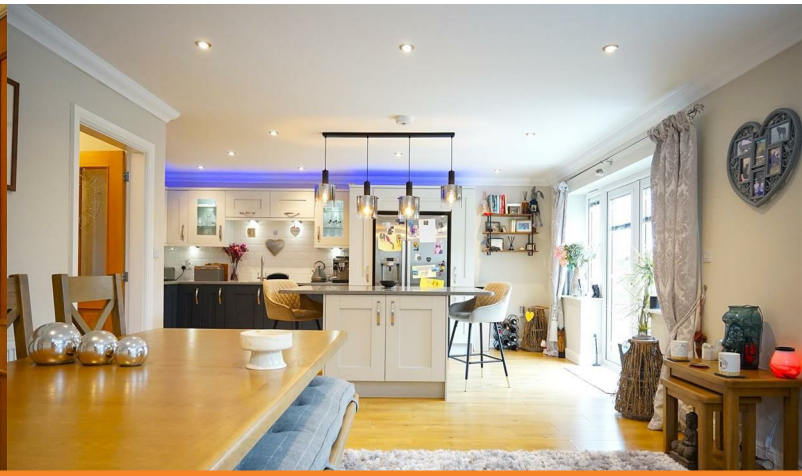
27 Kempas Avenue

Barrow-In-Furness, LA13 0UE

Offers In The Region Of £425,000

4 | 2 | 1 | C





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

27 Kempas Avenue

Barrow-In-Furness, LA13 0UE

Offers In The Region Of £425,000







A well-presented four-bedroom home offering spacious and versatile accommodation. The property features a modern kitchen/dining room, a generous lounge overlooking the garden, a ground-floor snug, utility room, integral garage, and a contemporary bathroom. Upstairs, there are three bedrooms, including a master with en-suite, alongside a modern family bathroom. Externally the property benefits from a large rear garden, providing excellent space for outdoor entertaining and family enjoyment.

The front of the property greets you with the convenience of a large spacious driveway suitable for two vehicles. Upon entering the property, you are welcomed into a small vestibule perfect for storing coats and shoes. Moving through the property the central hallway connects the downstairs acting as a spine for the household.

To the front of the home is a versatile room that can be used as a guest room or snug. The large bay window provides an abundance of natural lighting that floods the elongated room. Access to the Wet room can be reached from both this room and the main corridor. Continuing through the property, a useful utility room provides a space for everyday household tasks and facilities access into the integrated garage. The spacious and contemporary kitchen/dining room forms the heart of the home. Finished to a high standard, the kitchen features sleek modern cabinetry complemented by marble worktops, providing both style and practicality. There is ample space for family dining, or large social gatherings with the kitchen island lending itself to a social cooking experience. Large double doors provide a natural flow into the rear garden making hosting garden parties an effortless and enjoyable experience.

To the first floor, the landing leads to three well-proportioned bedrooms. The spacious master bedroom benefits from its own private access into the family bathroom, while bedrooms two and three offer excellent accommodation for family members or visitors. The whole upper floor feels bright and airy with multiple skylights really brightening up each room.

Approach

Vestibule

Snug
13'9" x 11'9" (4.20 x 3.60)

Entrance Hall
19'0" extends to (5.80 extends to)

Ground Floor Wet Room
8'6" x 6'2" (2.60 x 1.90)

Kitchen-Diner
22'11" x 13'1" (7.0 x 4.0)

Utility Room
9'10" x 6'2" (3.0 x 1.90)

First Floor Landing
10'2" extends to (3.10 extends to)

Master Bedroom
16'4" x 11'9" (5.0 x 3.60)

Bedroom Two
17'0" x 11'9" (5.20 x 3.60)

Bedroom Three
13'5" x 8'10" (4.10 x 2.70)

Garage
12'5" x 9'6" (3.80 x 2.90)

Garden

En-suite/Family Bathroom
16'0" x 8'2" (4.90 x 2.50)



- Four Bedrooms
- Desirable Location
- Ground Floor Wet Room
- Council Tax Band - D
- Internally Accessible Garage
- Rear Garden
- Two Parking Spaces
- EPC - C









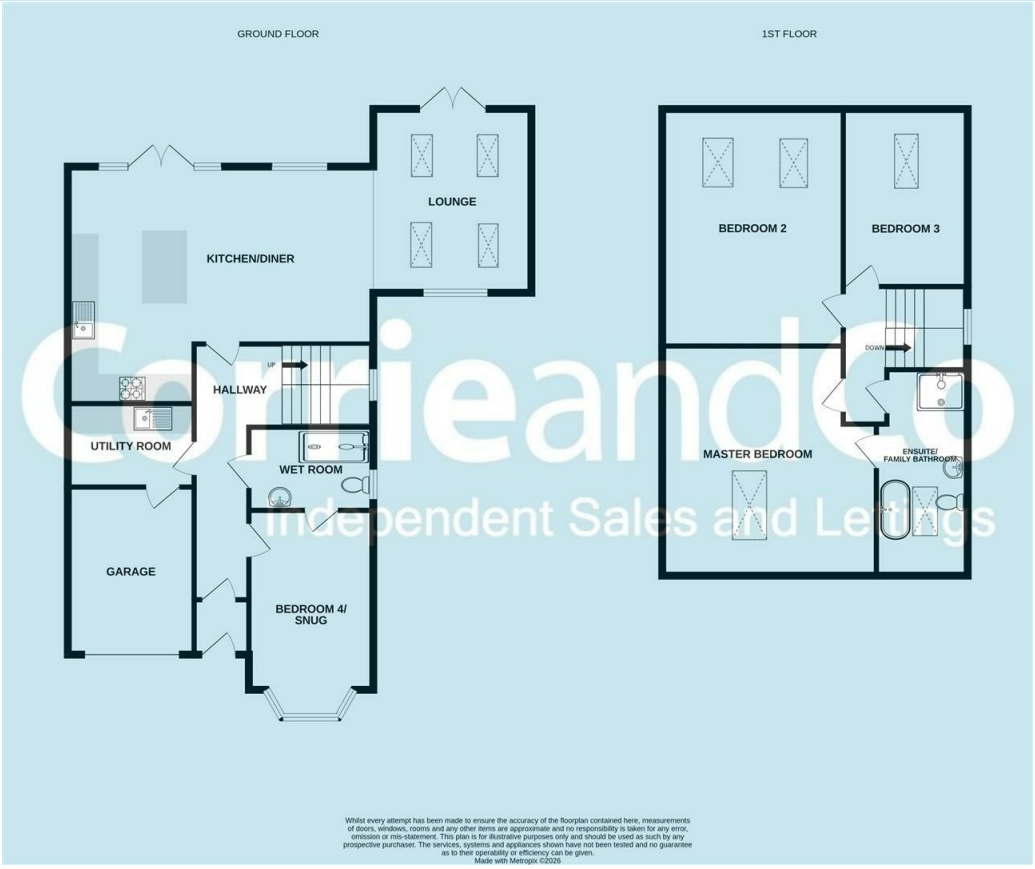
Road Map



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.

