



12 Monks Brow

Barrow-In-Furness, LA13 9PL

Offers In The Region Of £180,000



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Well-presented two bedroom semi-detached home located in a popular residential area, close to local amenities, schools, and transport links. Ideal for a range of buyers including first-time purchasers, downsizers, or investors. The property features neutral décor throughout and is ready to move into. Benefits include off-road parking and gardens to both the front and rear, offering outdoor space for relaxation or entertaining.

As you approach the property there is off road parking, a garden area and access to the porch.

Upon entering the property you arrive into the porch which provides access to the entrance hallway. The hallway provides access to the lounge and staircase. The lounge is a light and airy room which has been neutrally decorated and fitted with carpeting. The room boasts covings and a wall-mounted feature fire. The kitchen has been fitted with white shaker style wall and base units with laminate work surfaces and matching splashback. The integrated appliances include a double oven, gas hob, extractor fan and dishwasher. The utility room is a great addition to the property and provides additional storage. The WC has been fitted with a low level flush WC and a pedestal sink. The sun room is a spacious room and is versatile for use and provides access to the rear garden.

To the first floor, there are two generously sized bedrooms. The first bedroom features a neutral cream carpet and a built-in wardrobe, providing both comfort and storage. The second bedroom is also a great size, with cream carpet and tasteful décor, making it a versatile space for furniture and a double bed. The large family bathroom includes a three piece suite comprising of a bath with an overhead shower, W/C, and pedestal sink. The décor within the bathroom is a grey covering all the walls with cream flooring.

Outside, the generous rear garden offers plenty of space for families to enjoy. This lovely home offers a perfect balance of modern style and everyday practicality, ready to move straight into.

Lounge

15'4" x 11'0" (4.69 x 3.36)

Kitchen

11'1" x 8'0" (3.38 x 2.45)

Sun Room

14'9" x 8'3" plus 9'4" x 8'3" (4.52 x 2.52 plus 2.85 x 2.52)

Utility

8'0" x 5'4"; (2.45 x 1.65;)

Ground Floor WC

4'4" x 2'10" (1.33 x .0.87)

Bedroom One

11'5" x 12'0" (3.48 x 3.68)

Bedroom Two

11'5" x 8'0" (3.49 x 2.46)

Bathroom

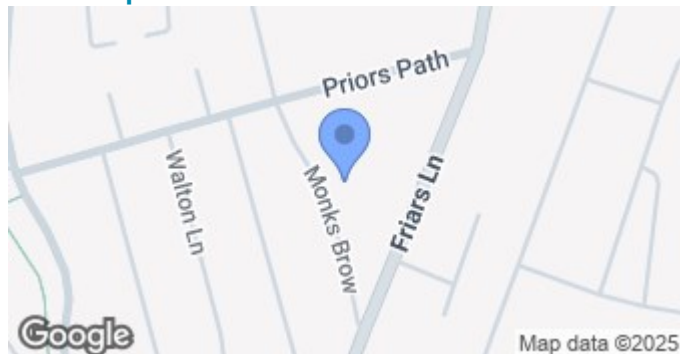
8'1" x 7'0" (2.48 x 2.15)



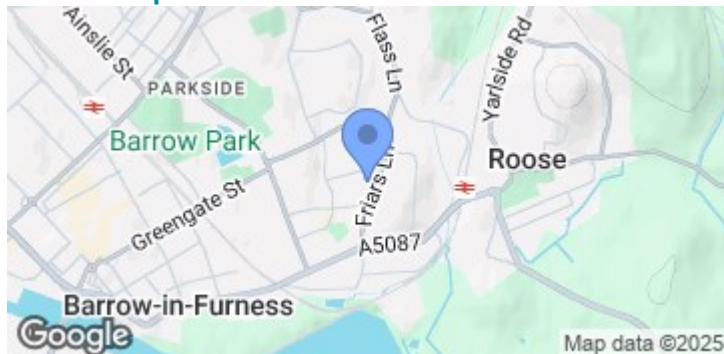
- Ideal for a Range of Buyers
- Neutral Decor Throughout
 - Off Road Parking
 - Garage
 - Double Glazing
- Popular Location
- Garden to Front and Rear
 - Close to Amenities
 - Gas Central Heating
 - Council Tax Band - A



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.

