



## 16 Sedgefield Road

Barrow-In-Furness, LA13 0TN

Offers In The Region Of £230,000



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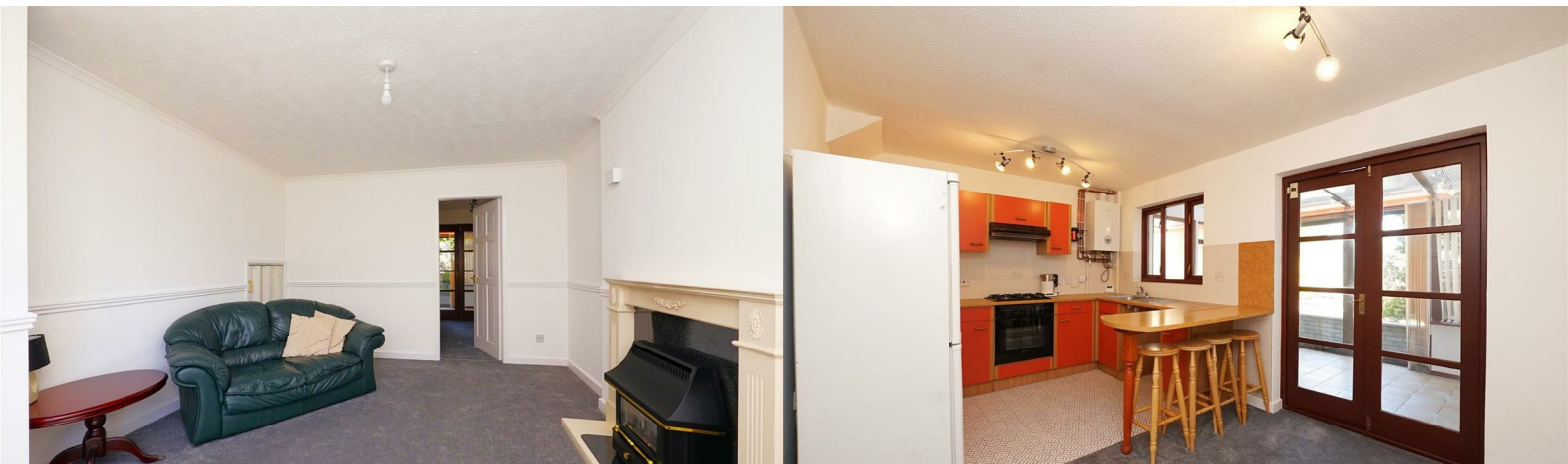
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# 16 Sedgefield Road

Barrow-In-Furness, LA13 0TN

## Offers In The Region Of £230,000



***This delightful semi-detached boasts a well-thought-out layout, featuring three spacious bedrooms that provide ample space for family living or guest accommodation. One of the standout features of this home is the lovely garden, which can be found both at the front and rear of the property. These outdoor spaces offer a wonderful opportunity for gardening enthusiasts or simply a tranquil area to enjoy the fresh air. With no onward chain, this property is ready for you to move in and make it your own.***

On approach, you find the property is set back with a drive way and lawned garden to the front, with the driveway leading to a attached garage.

Upon entering, you arrive into the entrance hall, where you will find newly fitted grey carpets throughout the property, and you will have access to the stairs leading to the first floor, and the reception room. The reception room has been decorated neutrally boasting a gas fire to the centre with led lights fitted on the walls. From here, you can access the kitchen/diner which offers good space for dining furniture, and has been fitted with wood effect laminate work surfaces with wall and base units, and integrated appliances such as a single oven with four ring gas hob, a extractor fan, and ample space for free standing appliances. Through the french doors leading out of the kitchen, you find the property benefits from two conservatory's that overlook the well maintained garden, and you can access the attached garage from here too which is of generous size with an up and over garage door.

To the first floor you will find three bedrooms and a bathroom. The first double bedroom sits to the rear aspect of the property, decorated neutrally. The second double bedroom offers ample space and sits to the front aspect of the property. The third bedroom is an ideal size benefitting from a built in cupboard. The recently renovated white three piece bathroom comprises of a bath with an over head gas thermostatic shower attachment, a vanity sink and WC, featuring a heated towel radiator.

Externally, you will find a beautiful maintained garden boasting shrubberies and trees with patio and sun trap areas creating an ideal relaxing setting.

### Reception

9'11" x 14'4" (3.03 x 4.39 )

### Kitchen Diner

14'7" x 9'4" (4.47 x 2.86 )

### Conservatory

13'3" x 7'6" (4.04 x 2.30 )

### Conservatory Two

11'2" max x 8'8" (3.42 max x 2.65 )

### Bedroom One

12'11" x 8'2" (3.95 x 2.50 )

### Bedroom Two

11'0" x 8'1" (3.37 x 2.48 )

### Bedroom Three

6'2" x 6'10" (1.88 x 2.09)

### Bathroom

5'6" x 6'2" (1.68 x 1.88 )

### Garage

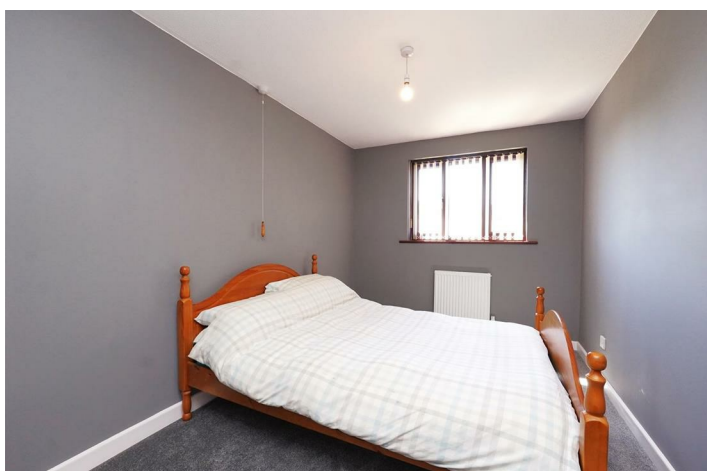
11'4" x 19'8" (3.46 x 6.00 )





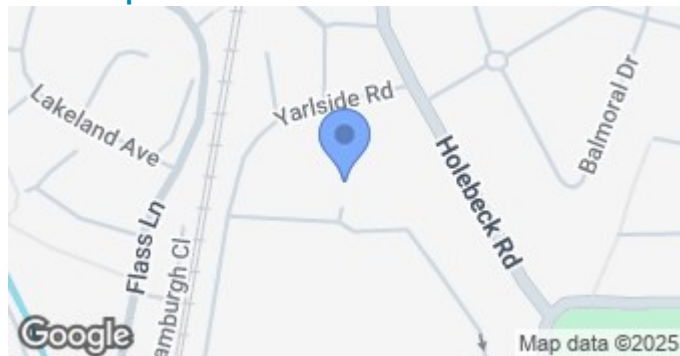
- No Onward Chain
- Garden To Front And Rear
- Double Conservatory
- Council Tax Band - C

- Off Road Parking
- Close To Transport Links
- Garage
- New Gas Central Heating

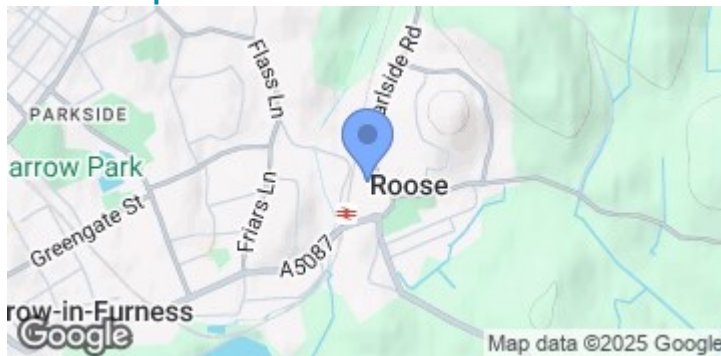




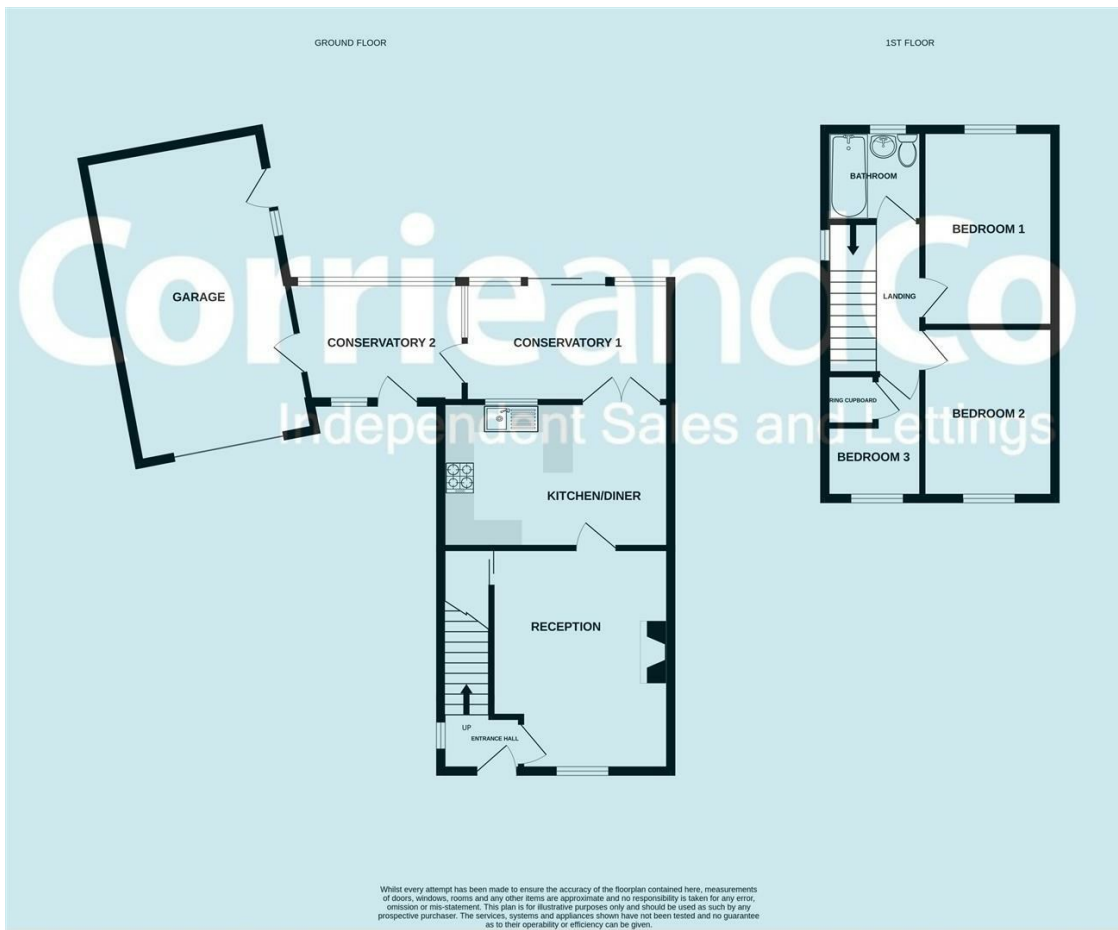
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

