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INDEPENDENT SALES & LETTING AGENTS

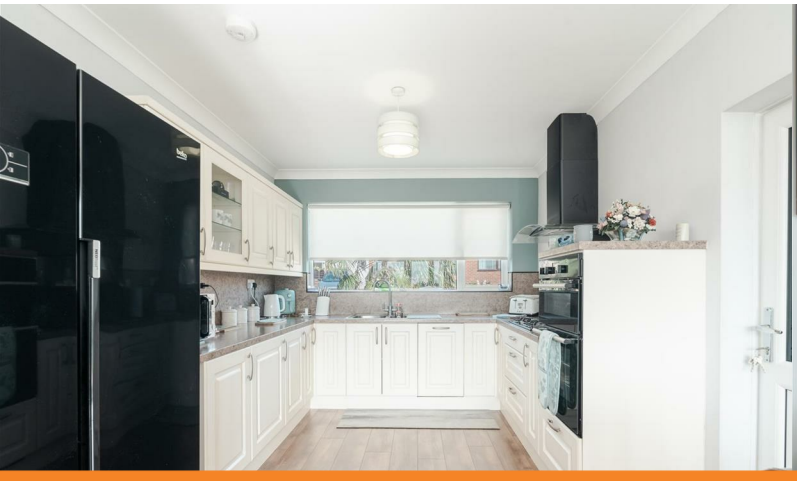


8 Yarlside Crescent

Barrow-In-Furness, LA13 0EZ

Offers In The Region Of £325,000

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

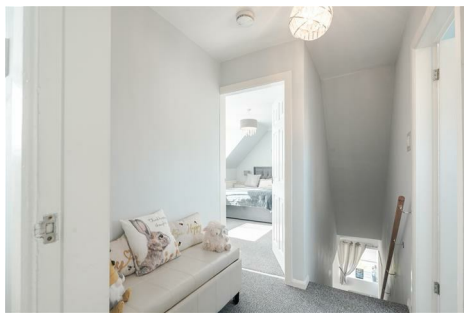
8 Yarlside Crescent

Barrow-In-Furness, LA13 0EZ

Offers In The Region Of £325,000







Yarlside Crescent is a sought after location in the Roose area that has good access to local schools, amenities and transport links. Built around 1965 the property now benefits from natural modern décor and has been well-maintained. The property presents an excellent opportunity for families or individuals seeking a spacious home.

Welcome to this well-presented three-bedroom home, arranged over two floors and offering a practical layout for modern family living. To the front of the property there is a driveway and a garage useful for private parking and additional storage space.

Entering the property, you're welcomed into the entrance hall, with access to the convenient ground-floor WC and useful storage for coats and shoes. The heart of the home is the spacious kitchen and dining area, with plenty of room for a family dining table and large double doors opening into the rear garden. To the rear, a utility space that also provides internal access to the garage. The kitchen and dining room provides a practical connection to the rest of the social space through sliding doors that open into a bright and comfortable space ideal for relaxing or entertaining. Completing the ground floor there is a bedroom, offering flexibility for guests, a home office, or single-level living if required.

Upstairs, the landing leads to two further bedrooms. The principal bedroom benefits from its own ensuite and a walk-in wardrobe, providing excellent private storage and convenience. The second bedroom is also a good-sized double, while the main family bathroom serves the first floor.

Outside the main living accommodation, the property also benefits from an integral garage and a separate utility room, giving you valuable additional storage and practical space.

Overall, this is a thoughtfully laid-out three-bedroom home, combining generous living areas, useful storage, flexible bedroom accommodation and excellent facilities across both floors.

Reception
11'9" x 19'0" (3.59 x 5.81)

Kitchen
9'8" x 22'8" (2.97 x 6.92)

Wc
2'9" x 4'5" (0.86 x 1.36)

Utility Room
3'3",75'5" x 16'0" (1,23 x 4.90)

Shower Room
8'8" x 11'0" (2.66 x 3.37)

Master Bedroom
12'11" x 9'7" (3.94 x 2.93)

Walk in Wardrobe
5'8" x 6'4" (1.74 x 1.95)

Ensuite Bathroom
4'9" x 9'8" (1.47 x 2.97)

Bedroom Two
9'10" x 13'9" (3.01 x 4.21)

Bedroom Three
7'3" x 9'9" (2.21 x 2.98)

Garage
16'6" x 8'11" (5.05 x 2.72)



- Popular Location
- Rear Garden
- Local Schools and Amenities
- Gas Central Heating
- Garage Space
- Close to Transport Links
- Council Tax Band -
- EPC -

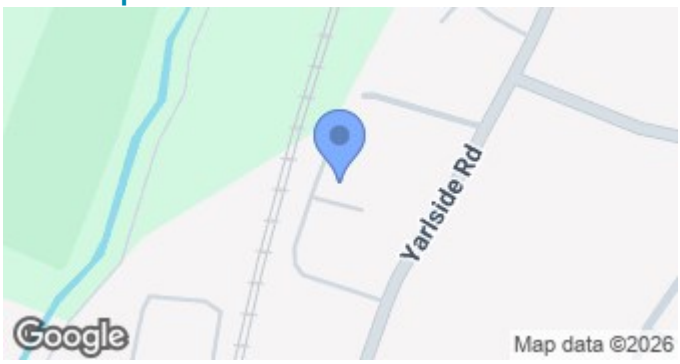




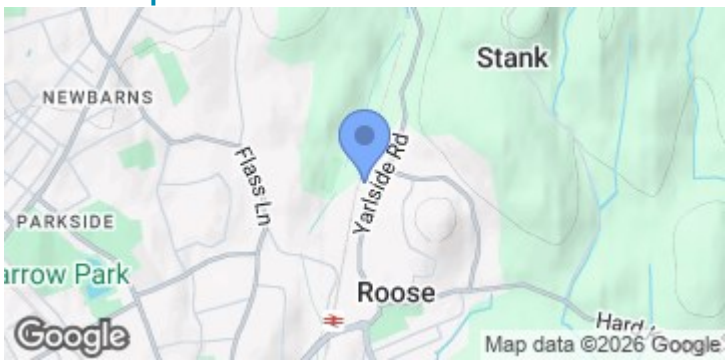




Road Map



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.

