



4 Whitebeam Gardens

Barrow-In-Furness, LA13 0LB

Offers In The Region Of £323,000



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Situated in a popular residential area near schools, this extended house is ideal for those seeking convenience and a sense of community. The modern finishes throughout the property add a touch of elegance, creating a warm and inviting atmosphere. The spacious home features gardens, a garage, and parking facilities, providing both indoor and outdoor space for relaxation and entertainment.

A large open front garden is laid mostly to lawn with pathway through the centre leading to the anthracite front door.

The entrance hall is tastefully decorated and leads to both reception spaces. The lounge is of excellent proportions and boasts a media wall with inset log effect living flame gas fire, TV recess and open shelving. The décor is of soft beige and bottle green with laminate flooring. Sliding doors provide access to the garden whilst a picture window to the front aspect allows plenty of natural light in to the space. Located off the reception room you will find a ground floor WC which has been fitted with a two piece suite comprising a pedestal sink and close couple WC with full tiling to the walls.

Accessed from the hallway, the dining room is tastefully decorated with picture window to the front aspect and open access to the kitchen. The kitchen has been fitted with a good range of pale grey high gloss handleless wall, base and larder cabinets with white granite effect work surfaces and peninsula breakfast bar. The integrated appliances include a five ring electric hob, extractor fan, full height fridge, full height freezer, double oven with grill, microwave, full size dishwasher and washing machine.

To the first floor the gallery landing leads to the four bedrooms and family shower room. The master bedroom benefits from fitted mirrored wardrobes, laminate flooring and neutral décor. The second and third bedrooms also benefit from mirrored fitted wardrobes and the fourth bedroom boasts a contemporary twin ended freestanding bath. The family shower room has been fully tiled and fitted with a three piece suite comprising a large walk-in shower with rainfall showerhead, vanity basin and close couple WC.

Externally, to the rear you will find a well maintained tiered garden with tiered patios, mature shrubberies and spacious side lawn. There is access to the driveway as well as the garage which benefits from light and power.

Entrance Hall

5'10" extends to (1.80 extends to)

Ground Floor WC

Lounge

21'11" x 11'5" (6.70 x 3.50)

Dining Room

11'5" x 10'9" (3.50 x 3.30)

Kitchen

15'8" x 9'10" (4.80 x 3.00)

First Floor Landing

16'0" extends to (4.90 extends to)

Bedroom One

11'1" x 8'10" (3.40 x 2.70)

Bedroom Two

11'9" x 11'1" (3.60 x 3.40)

Bedroom Three

10'5" x 8'2" (3.20 x 2.50)

Bedroom Four

x 11'9" (x 3.60)

Shower Room

9'6" x 5'2" (2.90 x 1.60)

Detached Garage

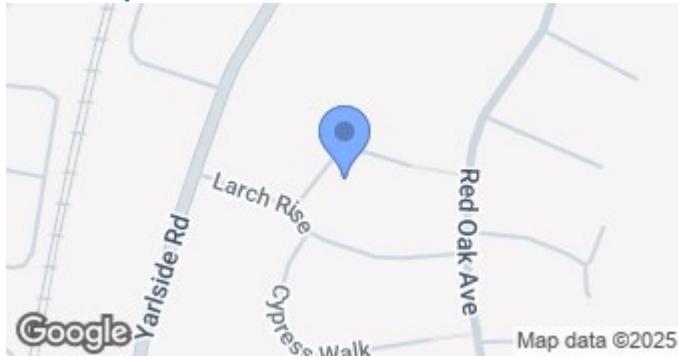
21'7" x 11'9" (6.60 x 3.60)



- Extended Family Home
- Garage and ORP
- Sociable Layout
- Close to Schools
- Gas Central Heating
- Gardens Front, Side and Rear
- Spacious Rooms
- Modern Finishes
- Double Glazing
- Council Tax Band - C



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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A	
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			EU Directive 2002/91/EC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC