



163 Flass Lane

Barrow In Furness, LA13 0FB

Offers Over £240,000



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This delightful house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-designed layout includes a welcoming reception room, perfect for entertaining or relaxing after a long day. The property is thoughtfully designed to provide both privacy and communal areas, making it a wonderful place to call home.

External steps lead to this beautiful, and charming home. The lounge has been neutrally decorated with cream walls and complimentary cream carpeting and boasts a bay window allowing a natural flow of light. The kitchen diner has been fitted with a good range of cream flat fronted wall and base units with granite effect work surfaces. The integrated appliances include a single oven, fridge freezer, a four ring gas hob, stainless steel extractor fan, and space for a dining table. There are French doors which provide access to the rear garden. The WC has been fitted with a low level flush WC and a pedestal sink.

To the first floor you will find three bedrooms and a family bathroom. The three bedrooms have been neutrally decorated and fitted with complimentary carpeting. The bathroom has been fitted with a three piece suite comprising of a low level flush WC, pedestal sink and a bath with an over bath shower attachment.

To the second floor is the master bedroom and en-suite. The master bedroom has been neutrally decorated with painted walls, carpeting and a Velux window. The en-suite has been fitted with a three piece suite comprising of a low level flush WC, pedestal sink and a bath.

To the rear of the property there is a low maintenance garden, ideal for outdoor seating and entertainment.

Reception

16'3" x 11'1" (4.97 x 3.39)

Kitchen Diner

9'8" x 14'4" (2.95 x 4.38)

Bedroom One

8'1" x 14'6" (2.48 x 4.42)

Bedroom Two

8'2" x 12'0" (2.49 x 3.68)

Bedroom Three

5'10" x 8'6", (1.80 x 2.60,)

Bathroom

5'5" x 6'2" (1.67 x 1.88)

Bedroom Four

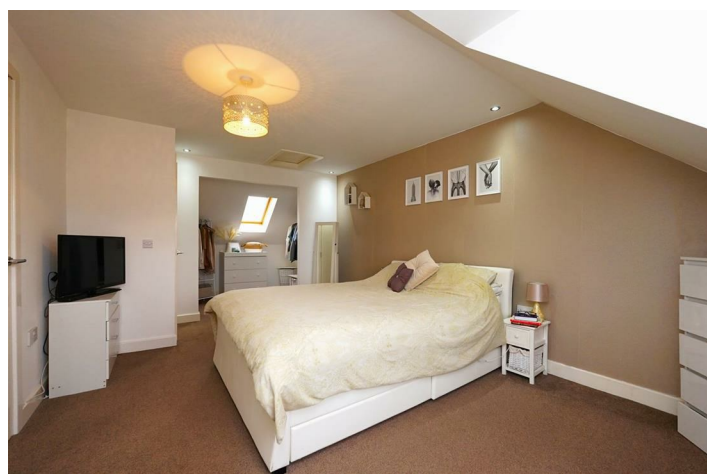
14'9" min 22'5" max into eaves x
12'1" (4.51 min 6.84 max into eaves
x 3.70)

Ensuite

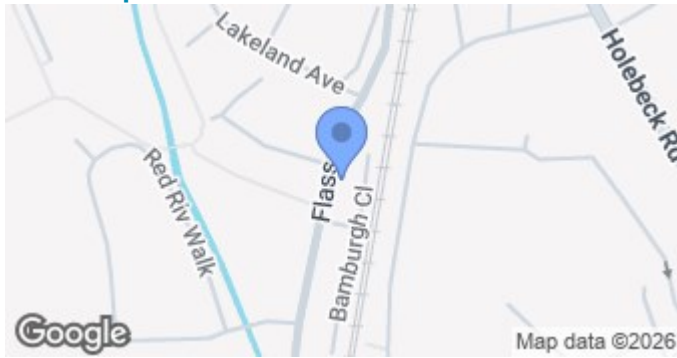
5'0" x 5'6" (1.53 x 1.68)



- Semi-Detached Property
- Garden To Front And Rear
 - Ideal Family Home
 - Ensuite
- Gas Central Heating
- Planning For Extension To Rear Accepted And Paid For
 - Lovely Décor Throughout
 - Parking At Rear
 - Double Glazing
 - Council Tax Band -



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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) 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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |