

# CorrieandCo

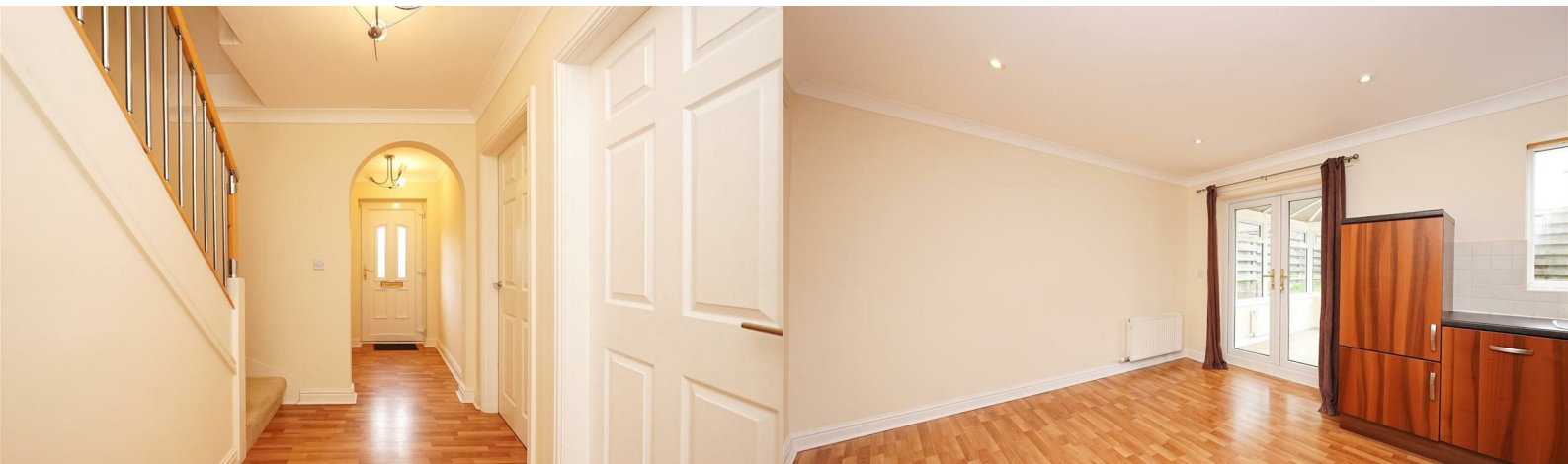
INDEPENDENT SALES & LETTING AGENTS



## 155 Holbeck Park Avenue

Barrow-In-Furness, LA13 0UA

Offers In The Region Of £279,000



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*This three bed semi-detached spacious and well presented property is close to popular restaurants and desirable schools as well as being a short walk from the local train station. The property is spread over three floors and includes three bedrooms with an en-suite to the Master, a sociable kitchen diner with conservatory, utility closet, WC and a excellent lounge areas. The garden to the back of the property is of great size for family living and entertaining.*

This three bed semi-detached spacious and well presented property for a range of buyers. The front of the property has a paved driveway with parking for two vehicles.

As you enter the property the hallway has laminate flooring with neutral décor with access to the downstairs WC, study room and kitchen diner. The kitchen diner has been fitted with wooden effect cabinets which provides great storage and black laminate worktops. The integrated appliances include a five ring gas hob, single oven, dishwasher and fridge. The kitchen diner provides plenty of space for family eating or entertaining and leads into the conservatory.

Heading up the stairs to the first floor you will find the lounge with a large window providing plenty of natural light. The centre of the lounge has an electric fire with a cream surround. The room has been decorated with cream walls and carpets ready to put a personal stamp on. The family bathroom has a white three piece suite comprising of a bath, sink and toilet. The bathroom walls are tiled with brown laminate flooring. The bedroom on this floor is a blank canvas with neutral walls and carpets.

The second floor accommodates two further good size bedrooms ready to move straight in to. The master suite with en-suite is of good size with a three piece suite. To the rear of the property there is an enclosed garden with patio with steps leading up to a grass area.

### Hall

17'0" x 5'3" (5.19 x 1.62)

### Ground Floor WC

3'3" x 6'2" (1.01 x 1.89)

### Study

7'7" x 10'4" (2.33 x 3.17)

### Utility Room

6'2" x 7'7" (1.89 x 2.32)

### Kitchen Diner

16'3" x 11'8" (4.97 x 3.58)

### Conservatory

8'5" x 10'8" (2.58 x 3.26)

### Lounge

11'9" x 16'2" (3.59 x 4.95)

### Master Bedroom

16'4" x 10'6" max (5.00 x 3.21 max)

### En-Suite

6'0" x 6'9" (1.84 x 2.08)

### Bathroom

6'4" x 5'11" (1.95 x 1.82)

### Bedroom Three

10'0" x 15'6" (3.05 x 4.73)

### Bedroom Two

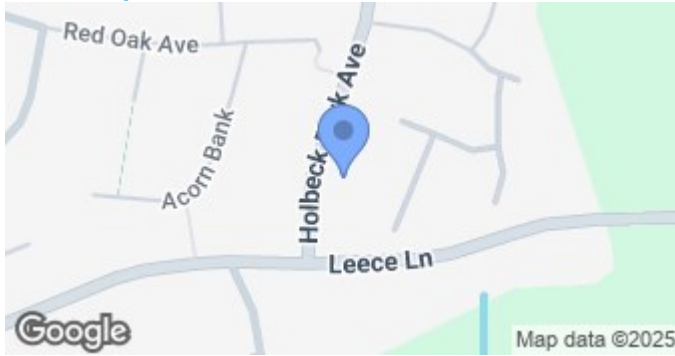
13'1" x 13'5" max (4.00 x 4.09 max)



- Semi-Detached
- Accommodation Over Three Floors
  - No Onward Chain
  - Gas Central Heating
  - Conservatory
- Three Bedrooms
- Large Kitchen Diner
  - Double Glazing
  - Close to Schools
  - Council Tax Band - C



## Road Map



## Terrain Map



## Floor Plan



Produced by Poole Townsend Estates Ltd.  
Plan produced using PlanUp.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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		
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Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	