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INDEPENDENT SALES & LETTING AGENTS



34 Yarlside Road

Barrow-In-Furness, LA13 0ER

Offers In The Region Of £270,000

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

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Situated on the popular Holbeck estate, this superb family home has been modernised to a lovely standard, boasting tasteful decor throughout and versatile accommodation to suit a variety of lifestyles. The property benefits from a driveway providing off road parking, gardens to the front and rear, and a converted garage, now utilised as a studio/office and separate utility room. Conveniently located close to reputable schools, local shops, transport links and a variety of eateries, this attractive home perfectly combines modern living with a convenient location. Early viewing is highly recommended to fully appreciate all this lovely home has to offer.

Upon entering the property, you are welcomed into the porch, which provides access to the main living accommodation.

The lounge is a warm and inviting space, beautifully presented in tasteful decor. A gas wood burning stove set upon a slate hearth creates a cosy focal point, perfect for relaxing evenings. There is open access to the staircase, while French doors lead through to the impressive kitchen diner.

The kitchen diner is a particular highlight of the property, continuing the tasteful presentation in a palette of warm tones. The kitchen is fitted with a range of modern light grey, high gloss wall and base units, complemented by laminate worktops. Integrated appliances include a built in oven and microwave, induction hob and wine cooler. There is ample space for a dining suite, creating an ideal setting for everyday family life and entertaining guests. A door provides direct access to the rear garden, while a further door leads to the side aspect.

The ground floor further benefits from a versatile studio/office, accessed from the rear, providing an ideal space for home working or a range of alternative uses. Adjacent to this is a useful utility room, which benefits from its own external double door access. Both rooms have been converted from the former garage, making excellent use of the available space.

Stairs rise to the first floor landing, which provides access to three well proportioned bedrooms, two of which benefit from built in storage. The accommodation is completed by a modern family bathroom, fitted with a three piece suite comprising a bath with an over-bath shower, wash basin and WC. A useful airing cupboard provides additional storage for towels, bedding and household essentials.

Externally, the front of the property features a useful driveway providing off road parking, alongside an attractive rockery garden that creates a welcoming first impression and enhances the property's curb appeal.

To the rear, there is a low maintenance garden featuring a generous area of composite decking, ideal for enjoying the sunshine, outdoor dining and entertaining family and friends. A further patio area to the side provides additional seating space, offering a versatile outdoor setting to suit a variety of needs.

Lounge
12'11" x 14'1" (3.94 x 4.30)

Kitchen Diner
10'10" x 15'9" (3.31 x 4.82)

Utility Area
9'3" x 7'3" (2.82m x 2.23)

Office Area
10'5" x 8'0" (3.19 x 2.44)

Bedroom One
8'11" x 11'0" (2.74 x 3.37)

Bedroom Two
11'7" x 9'0" (3.54 x 2.76)

Bedroom Three
8'0" x 6'4" (2.45 x 1.94)

Bathroom
5'4" x 6'4" (1.65 x 1.95)



- Superb family home
- Modern and tasteful decor throughout
- Ground floor utility room and office/studio
- Gas central heating
- Popular location close to schools, shops and eateries
- Off road parking
- Gardens to the front and rear
- Council tax band - C

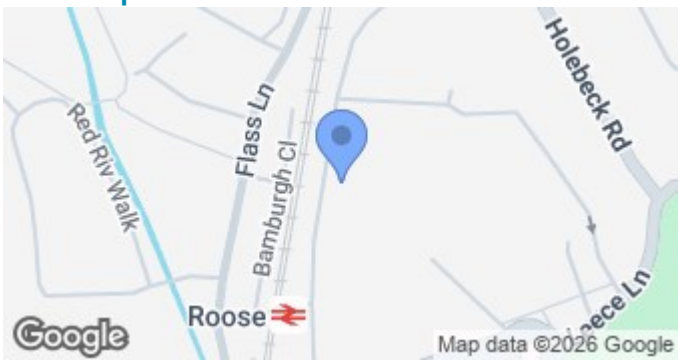




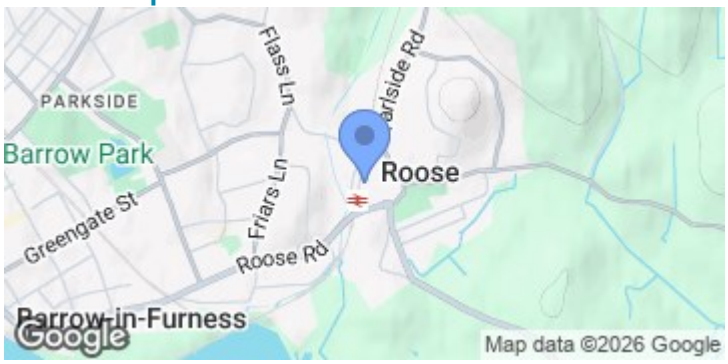




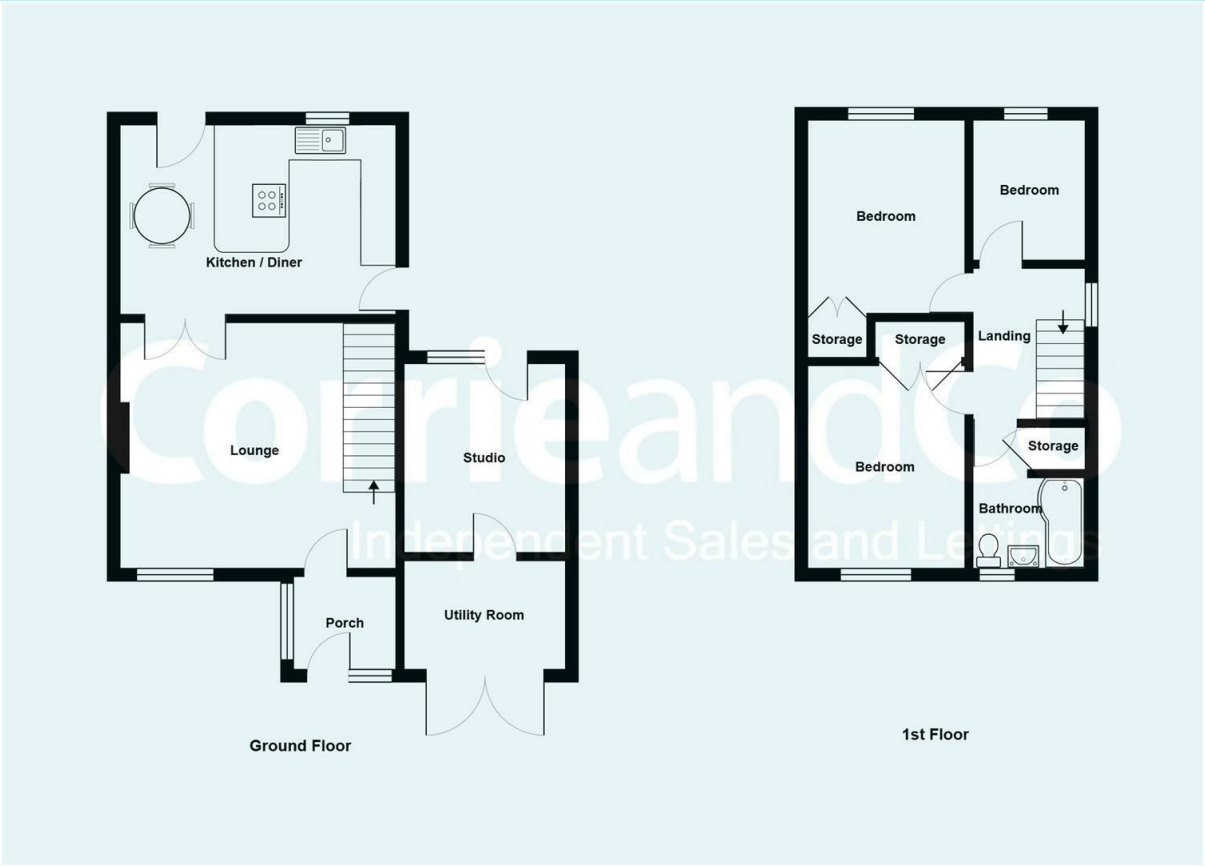
Road Map



Terrain Map



Floor Plan



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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.

