



1 Sutherland Court

Barrow-In-Furness, LA14 1FE

Offers Over £200,000



1 Sutherland Court

Barrow-In-Furness, LA14 1FE

Offers Over £200,000



This well-presented three-bedroom detached property offers an ideal family home in a convenient location. Featuring a bright and neutral décor throughout, the home is ready to move straight into. Benefits include generous living space, three good-sized bedrooms, off-road parking, and an attached garage. With its practical layout and excellent position close to local amenities, this property is perfect for family living.

As you approach the property, there is off-road parking and a front lawn. A pathway leads to the front door and also provides access to the garage.

You enter the property via a porch, which offers access to both the WC and the lounge. The lounge features neutral décor and fitted carpeting, and leads through to the kitchen-diner. The kitchen-diner is fitted with wood-effect wall and base units, complemented by marble-effect worktops, an integrated oven and hob, and space for freestanding appliances. Patio doors open directly onto the garden, providing a pleasant indoor-outdoor flow.

To the first floor, there are three bedrooms and a family bathroom. All three bedrooms are neutrally decorated and fitted with carpeting. The bathroom features a three-piece suite, including a WC, pedestal sink, and a bath with an over-bath shower attachment.

The property boasts a spacious rear garden with a sunny aspect, mainly laid to lawn, offering an ideal outdoor space for relaxation or recreation.

Lounge

14'6" x 11'9" (4.44 x 3.60)

Kitchen Diner

14'5" x 9'5" (4.40 x 2.89)

WC

Bedroom One

8'2" x 12'11" (2.49 x 3.96)

Bedroom Two

8'1" x 11'4" max (2.48 x 3.46 max)

Bedroom Three

8'1" x 6'1" (2.48 x 1.86)

Bathroom

6'0" x 6'2" (1.85 x 1.88)

Garage



- Ideal Family Home
- Neutral Decor Throughout
 - Rear Garden
 - Off Road Parking
 - Gas Central Heating
- Convenient Location
- Close to Amenities
- Attached Garage
- Double Glazing
- Council Tax Band - B



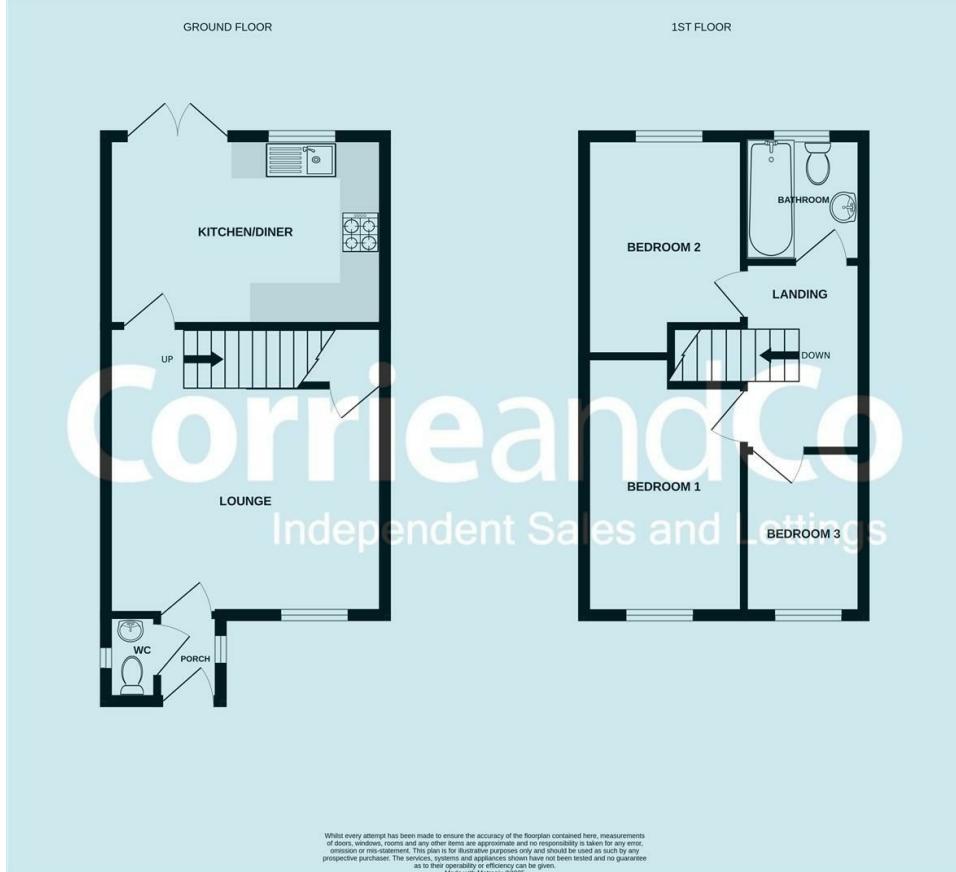
Road Map



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.

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		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	