

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



9 Leeds Avenue

Barrow-In-Furness, LA14 4AQ

Offers In The Region Of £199,950



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This beautifully presented semi-detached home offers a superb combination of modern comfort and practical family living, finished to an attractive standard throughout. Boasting a spacious lounge. To the rear, the contemporary fitted kitchen/diner, which provides a stylish and functional space for everyday family life. This impressive home presents an outstanding opportunity for a variety of purchasers seeking a stylish and versatile family residence.

Upon entering, stepping through the porch you are welcomed into a generously proportioned lounge, enhanced by carpeted flooring and a striking wood-burning fireplace that serves as a sophisticated focal point, providing both warmth and character. The stylish kitchen/diner has been thoughtfully designed with modern living in mind, featuring sleek laminated worktops alongside a range of integrated appliances including a single oven, electric hob, washing machine, and fridge-freezer, while also providing an inviting space for both everyday dining and entertaining. Adding to the practicality of the ground floor accommodation is a convenient downstairs WC.

The first floor hosts three well-proportioned bedrooms, each offering versatile living space suitable for growing families, guests, or those requiring a dedicated home office. Completing the upper level is the well-appointed family bathroom, finished with attractive wall and floor tiling that complements the property's overall sense of quality.

Externally, the home continues to impress with a delightful garden situated beyond the kitchen/diner, offering a private and tranquil setting ideal for al fresco dining, family enjoyment, or simply unwinding in the warmer months. Combining stylish interiors with practical family accommodation, this superb property presents an outstanding opportunity to acquire a truly desirable home.

Porch

4'11" x 7'6" (1.50 x 2.30)

Lounge

16'3" (max) x 23'4" (4.96 (max) x 7.12)

Kitchen/Diner

18'2" x 14'1" (5.54 x 4.30)

Ground Floor WC

3'6" x 3'4" (1.09 x 1.03)

Bedroom

9'11" x 11'7" (3.04 x 3.54)

Bedroom

10'8" x 9'11" (3.26 x 3.04)

Bedroom

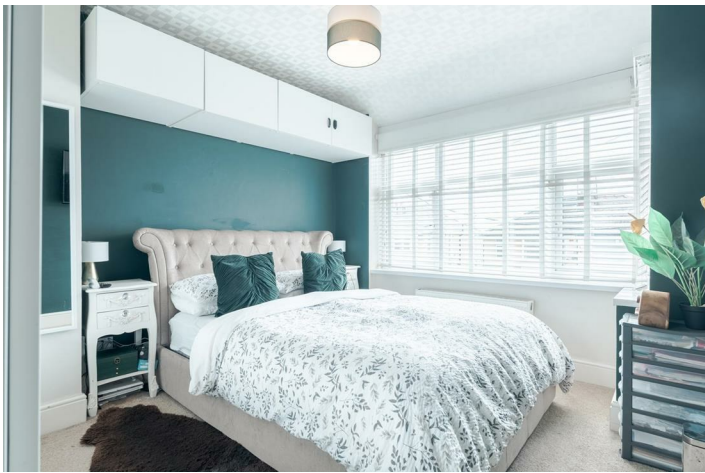
5'8" x 6'11" (1.75 x 2.11)

Bathroom

5'6" x 6'5" (1.69 x 1.98)



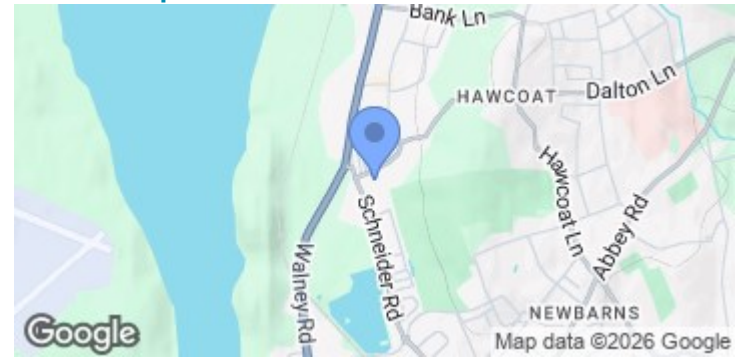
- Semi-Detached
- Ground Floor WC
- Garden To Front And Rear
- Council Tax Band - B
- Three Bedrooms
- Modern And Stylish Décor
- Great For Families
- Gas Central Heating



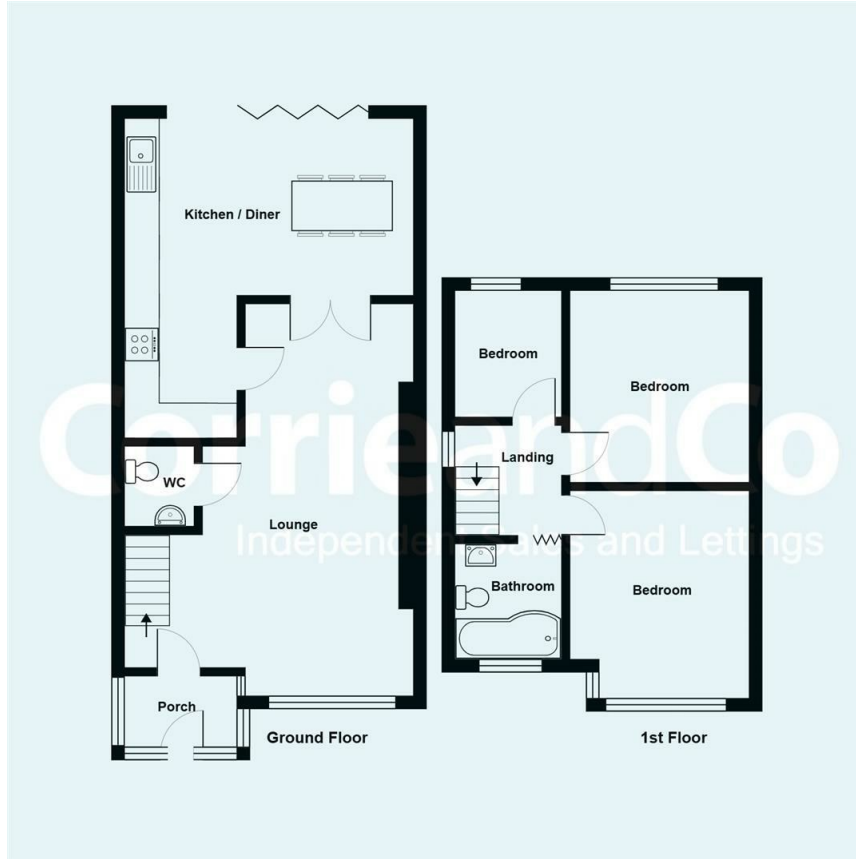
Road Map



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		
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	