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INDEPENDENT SALES & LETTING AGENTS

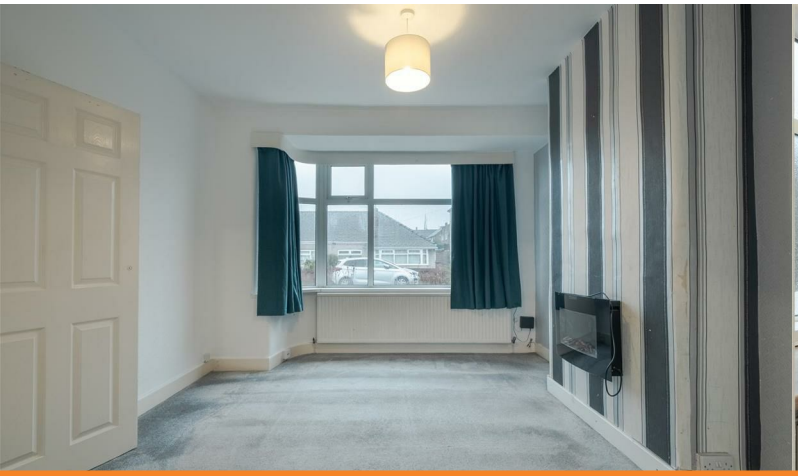


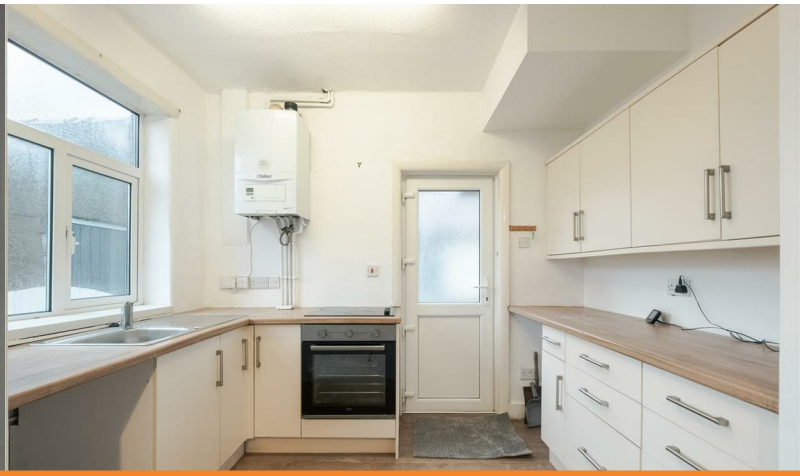
13 Minster Lane

Barrow-In-Furness, LA13 9NY

Offers In The Region Of £215,000

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13 Minster Lane

Barrow-In-Furness, LA13 9NY

Offers In The Region Of £215,000







This semi-detached property is ideally situated on a quiet cul-de-sac location and has local amenities, schools, and transport links and is offered with no onward chain. The property benefits from neutral décor throughout, creating a bright and versatile living space that is ready for a new owner to move straight into while still offering scope to personalise. Externally, the home includes the added advantage of a driveway and garage, providing useful parking or added storage, as well as a secure sunny garden.

The property is entered via a welcoming entrance hall which provides access to the principal ground floor rooms and staircase to the first floor. Located to the front of the property, the lounge is a bright and comfortable reception room featuring a large bay-style window that allows plenty of natural light to flow through the space. The room offers ample space for living room furniture and provides an ideal setting for relaxing or entertaining. Positioned to the rear of the property, the dining room overlooks the garden and offers a generous space for a family dining table and additional furnishings. The neutral décor continues here, creating a light and versatile room which can also be adapted for modern open-plan living if desired. The kitchen is situated just off the dining room and is fitted with a range of wall and base units, worktop space and integrated cooking appliances.

To the first floor you will find three bedrooms and a bathroom. Bedroom one is a spacious double bedroom positioned at the front of the property, benefiting from a large window and ample room for wardrobes and bedroom furniture. Bedroom two, another well-proportioned double bedroom located to the rear, overlooks the garden and offers comfortable accommodation with built in storage. Bedroom three is a further good-sized bedroom which could also serve as a home study, nursery, or dressing room. The family bathroom comprises of a bath with electric shower, a pedestal wash basin and a WC.

To the rear, the property benefits from a generous sunny garden mainly laid to lawn with planted borders, a greenhouse and a useful detached garage providing additional storage or parking. The outdoor space offers excellent potential for landscaping or creating a pleasant area for relaxing and entertaining.

Lounge
11'6" x 12'0" (3.52 x 3.67)

Dining Room
10'8" x 12'0" (3.27 x 3.66)

Kitchen
6'7" x 10'0" (2.01 x 3.07)

Bedroom One
11'4" x 12'2" (3.46 x 3.73)

Bedroom Two
11'4" x 10'1" (3.46 x 3.09)

Bedroom Three
6'4" x 7'3" (1.94 x 2.21)

Bathroom
6'4" x 5'9" (1.94 x 1.77)

Garage
8'5" x 12'4" (2.58 x 3.76)



- Ideal For A Range Of Buyers
- No Onward Chain
- Popular Residential Location
- Double Glazing
- Garage
- Neutral Décor Throughout
- Gas Central Heating
- Council Tax Band - B

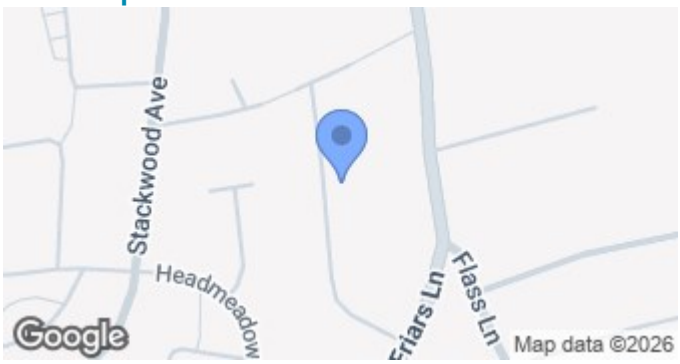




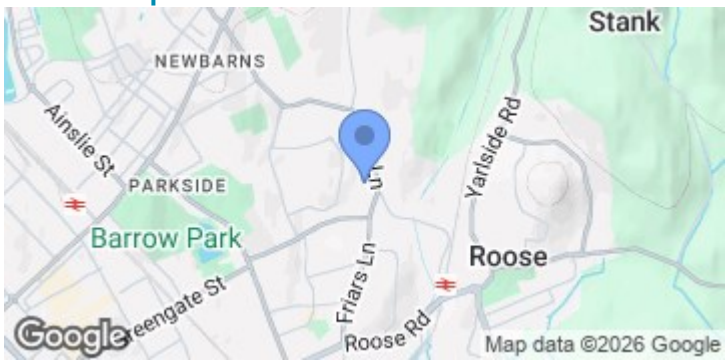




Road Map



Terrain Map



Floor Plan



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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.

