

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 9 West Avenue

Barrow In Furness, LA13 9AX

Offers In The Region Of £260,000



# 9 West Avenue

Barrow In Furness, LA13 9AX

## Offers In The Region Of £260,000



***Nestled in the charming area of West Avenue, this three-bedroom family home presents an excellent opportunity for those looking to create their perfect family home. Situated in a desirable location, conveniently close to a variety of amenities, its an ideal choice for families and individuals alike.***

The property is set on a leafy road, in a desirable location. The approach is onto a driveway, with lawned garden and side access to the rear.

Entrance is via side access to the house. The hallway opens into the two receptions, staircase and kitchen. The front reception has multiple windows, throwing in light which teamed with high ceilings and the feature fireplace makes for an imposing room. Second lounge has a gas fire on wall and bay window with open aspects over the garden, hatch access to kitchen.

The kitchen has access to the side and rear, from a further door. There is a good range of units, to one side and recess for washing machine etc, A lovely feature being the large picture window overlooking the garden.

The central spindled, staircase has a half landing and leads further to the bedrooms. The master front bedroom afford light with large, feature bay windows. There is built in storage and cheery décor. The two further bedrooms are of good proportion. The shower room is modern and tiled with a large walk in shower with modern fitments and pedestal sink. A benefit for families is the sperate WC, housed along side.

The rear garden can be accessed from the side of the property and offers ample, additional storage with a large workshop and further outbuildings. The lawned area is complimented with mature shrubbery.

### Reception One

16'11" max x 14'0" (5.16 max x 4.29 )

### Reception Two

10'1" x 11'8" (3.08 x 3.58 )

### Kitchen

6'4" x 16'6" (1.94 x 5.03 )

### Bedroom One

14'6" max x 15'8" max (4.42 max x 4.78 max )

### Bedroom Two

7'5" x 8'7" (2.27 x 2.63 )

### Bedroom Three

11'10" x 9'1" (3.63 x 2.79 )

### First Floor WC

2'11" x 5'1" (0.89 x 1.56 )

### Shower Room

5'10" x 6'5" (1.78 x 1.97 )

### Workshop

8'3" x 18'8" (2.52 x 5.70 )

### Outbuildings

8'2" x 9'7" (2.49 x 2.93 )



- Desirable Location
- Semi-Detached Home
- Generous Sized Rooms
  - Off Road Parking
  - Double Glazing
- Three Bedrooms
  - Lovely Gardens
- Outbuildings And Workshop
  - Council Tax Band - D
  - Gas Central Heating



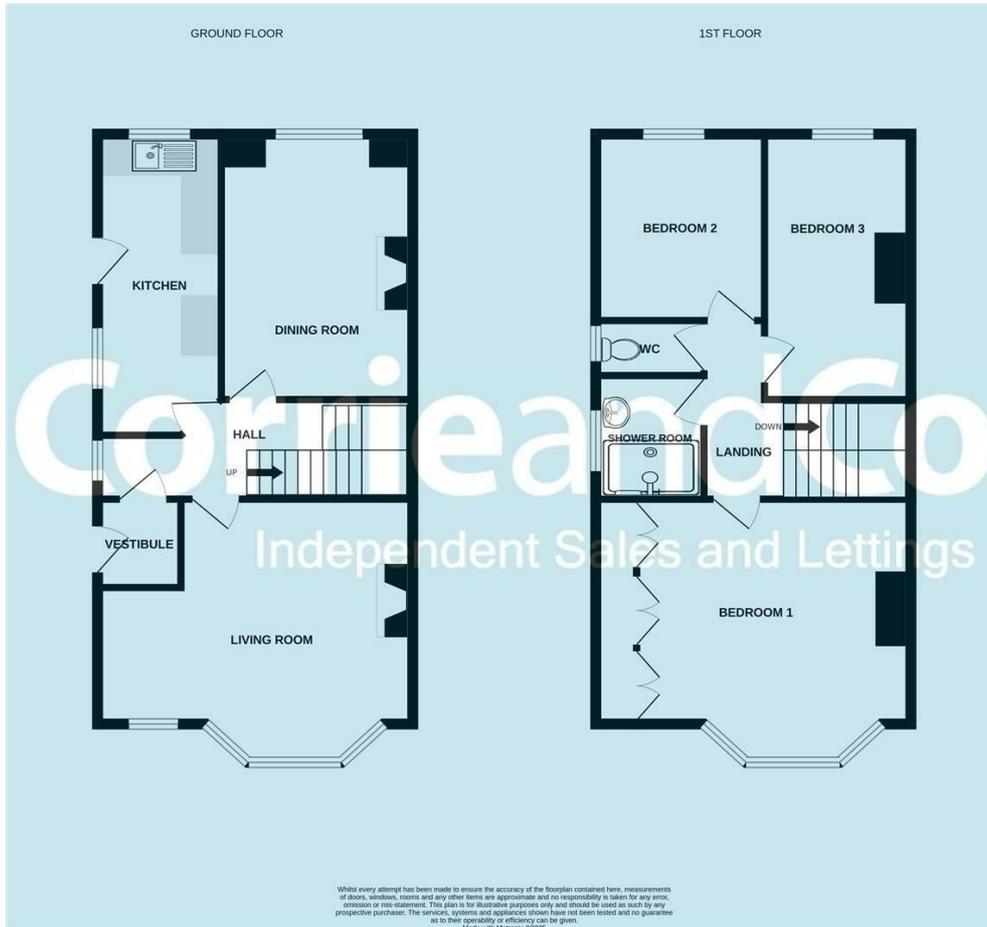
## Road Map



## Terrain Map



## Floor Plan



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.

