



3 Almond Walk

Barrow-In-Furness, LA13 0RJ

Offers In The Region Of £299,950



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Situated in a sought-after residential location close to a range of local amenities, this well-presented three-bedroom detached family home offers spacious and versatile living throughout. The property benefits from a bright conservatory overlooking the rear garden, providing additional reception space ideal for relaxing or entertaining. Externally, there are well-maintained gardens to both the front and rear, off-road parking, and a garage, making this an excellent choice for families seeking both comfort and convenience.

Step through the front door into the welcoming entrance hallway, where stairs rise to the first floor and doors lead to the main living accommodation.

Positioned to the front of the property is the spacious lounge, a bright and inviting room with a large window allowing plenty of natural light to flood in. The lounge flows seamlessly into the open-plan dining room, creating a fantastic space for both everyday family life and entertaining guests.

The kitchen/breakfast room is accessed separately from the hallway and offers an excellent range of fitted units with ample worktop space and room for casual dining. From here, doors open into the conservatory, which overlooks the rear garden and provides a versatile additional reception space, perfect for relaxing while enjoying views of the garden.

To the first floor, the landing leads to three well-proportioned bedrooms, each offering comfortable accommodation with flexibility for family living, guests or a home office. The family bathroom is fitted with a corner bath, wash hand basin and WC.

Externally, the property continues to impress with gardens to both the front and rear, providing plenty of outdoor space to enjoy. A driveway offers off-road parking and leads to a detached garage. Beyond the garage is a useful laundry room with a separate WC and adjoining shed, while a detached summer house offers a fantastic space for hobbies, a home office or simply somewhere to relax.

Reception

11'3" x 17'6" (3.45 x 5.35)

Kitchen

9'4" x 17'9" max (2.85 x 5.42 max)

Dining Room

11'2" x 7'7" (3.42 x 2.33)

Conservatory

11'4" x 10'4" (3.47 x 3.15)

Utility

12'1" x 6'0" (3.69 x 1.84)

Bedroom One

12'4" x 9'5" (3.78 x 2.88)

Bedroom Two

8'4" x 10'9": (2.55 x 3.28:)

Bedroom Three

9'4" max x 7'9" (2.87 max x 2.37)

Bathroom

5'6" x 8'9" (1.69 x 2.69)

Garage

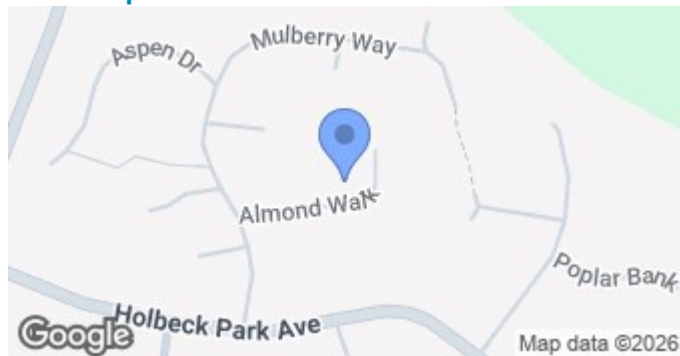
8'2" x 21'5" (2.49 x 6.54)



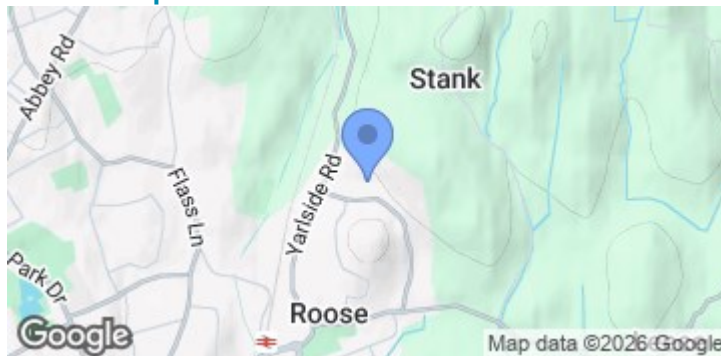
- Ideal Family Home
 - Conservatory
- Garden to Front and Rear
 - Garage
- Gas Central Heating
- Sought-after Location
- Close to Amenities
- Off Road Parking
- Double Glazing
- Council Tax Band - C



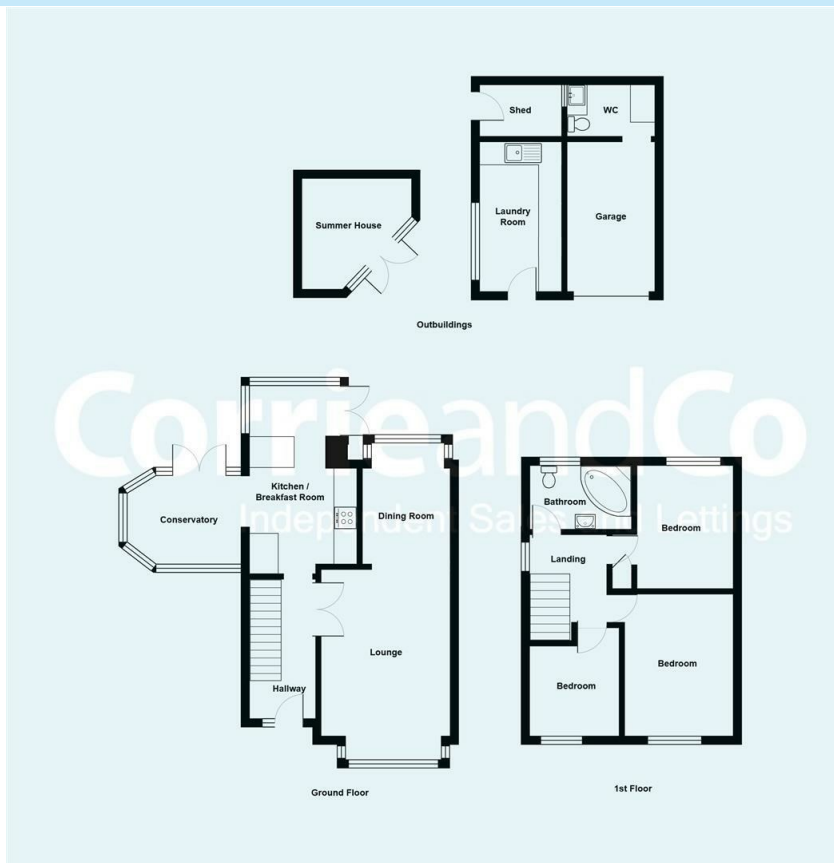
Road Map



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		