

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 26 Friars Lane

Barrow-In-Furness, LA13 9NW

Offers In The Region Of £240,000



3



1



2



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# 26 Friars Lane

Barrow-In-Furness, LA13 9NW

## Offers In The Region Of £240,000



*A beautifully presented three-bedroom semi-detached home offering off-road parking and a private rear garden. Finished with lovely décor throughout, the property is ready to move into and ideal for modern family living. Situated in a popular location close to local amenities, this attractive home combines comfort, convenience, and style—making it an ideal family home.*

Entering the property through the front door, you arrive into a welcoming entrance hall, which provides immediate access to the main ground-floor living spaces and the staircase to the first floor.

To the right, the hall opens into a generously sized lounge, positioned at the front of the property. This room offers ample space for comfortable seating and benefits from good natural light, making it an ideal main living area.

Straight ahead from the entrance hall is the dining room, a well-proportioned central space that works equally well for family dining or entertaining. From here, a door leads directly into the kitchen, which is fitted with worktops, storage units, and space for essential appliances. The kitchen is compact yet functional and well connected to the dining area for everyday use.

The staircase from the entrance hall leads up to the first-floor landing, which provides access to all bedrooms and bathroom facilities.

On the first floor, there are three bedrooms. Two are comfortable double rooms, positioned to the front and rear of the property, while the third bedroom is a good-sized single room, suitable for a child's room, home office, or guest accommodation. One of the bedrooms also benefits from an adjacent storage cupboard, ideal for linens or additional household storage.

The floor is completed by a family bathroom, fitted with a bath and wash basin, alongside a separate WC, offering added convenience for a family household.

To the rear of the property there is a garden with lawn and patio area ideal for outdoor seating and relaxation.

### Lounge

13'5" max x 14'0" (4.09 max x 4.28 )

### Dining Room

10'8" x 13'4" (3.27 x 4.08 )

### Kitchen

11'0" x 6'5" (3.36 x 1.96 )

### Bedroom One

9'1" x 12'10" (2.78 x 3.93 )

### Bedroom Two

10'9" x 9'10" (3.28 x 3.01 )

### Bedroom Three

9'10" x 5'10" (3.01 x 1.78 )

### WC

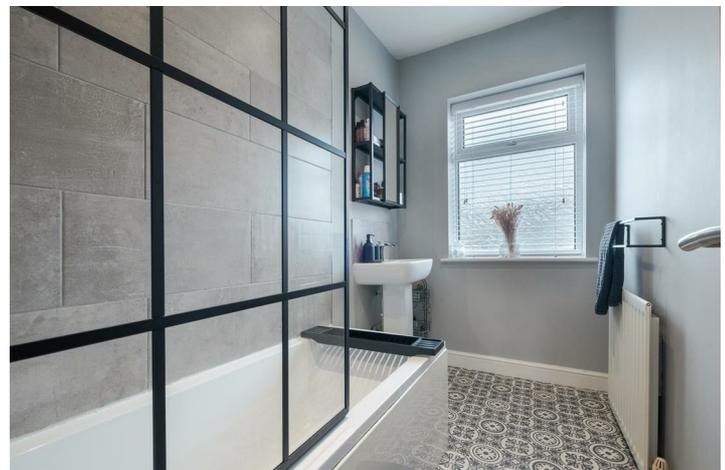
5'4" 2'1" (1.64 x 0.66 )

### Bathroom

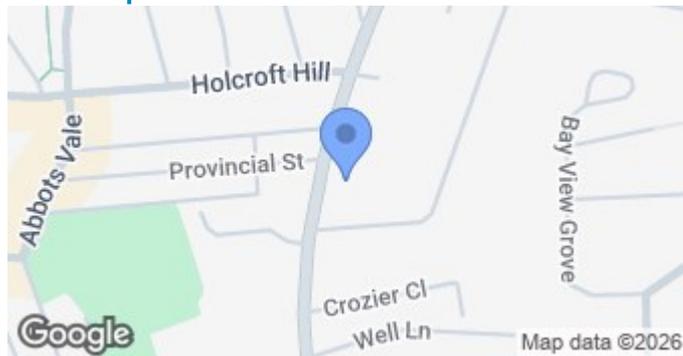
8'6" x 4'11" (2.61 x 1.51 )



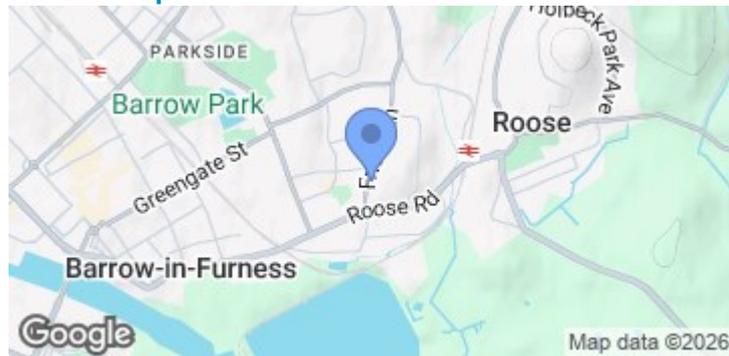
- Ideal Family Home
  - Rear Garden
  - Ready to Move into
- Tasteful Decor Throughout
- Gas Central Heating
- Popular Location
- Off Road Parking
- Close to Amenities
  - Double Glazing
- Council Tax Band - B



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	