



12 Cowlarns Road

Barrow-In-Furness, LA14 4HH

Offers In The Region Of £280,000



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This attractive three-bedroom semi-detached home is ideal for families, offering spacious and well-presented accommodation throughout. Set in a popular and convenient location close to local amenities, the property features neutral décor, allowing buyers to move straight in. Outside, the home benefits from off-road parking, a garage, and a generous rear garden, perfect for children, entertaining, and outdoor living. A fantastic opportunity for buyers seeking a comfortable family home in a sought-after area.

Welcoming you to this semi-detached home is a private drive suitable for parking 2 cars plus access to the garage. Stepping inside, a welcoming entrance hall, the space flows into a bright open-plan lounge and dining area where a generous bay window fills the room with natural light. Solid wood flooring runs throughout, enhancing the sense of continuity and openness. At the rear of the home a spacious and modern kitchen. Tiled flooring meets dark contemporary cabinets and striking complementary worktops. A central island offers additional workspace and a natural gathering point. Access to the rear garden can be found in both the kitchen and the dining room.

Upstairs, the main bedroom sits to the front, echoing the charm of the lounge with its own bay window and benefiting from built-in wardrobes. The second bedroom is comfortably sized to accommodate a double bed and further storage. The third bedroom offers versatility, ideal for a single room or a dedicated study. Completing the first floor is the family three piece modern bathroom.

Reception

29'2" x 11'11" (8.90 x 3.64)

Kitchen

15'5" x 11'5" (4.72 x 3.49)

Bedroom One

12'11" x (3.95 x)

Bedroom Two

12'4" x 11'1" (3.78 x 3.39)

Bedroom Three

6'8" x 7'8" (2.05 x 2.36)

Bathroom

6'7" x 5'9" (2.01 x 1.76)

Garage

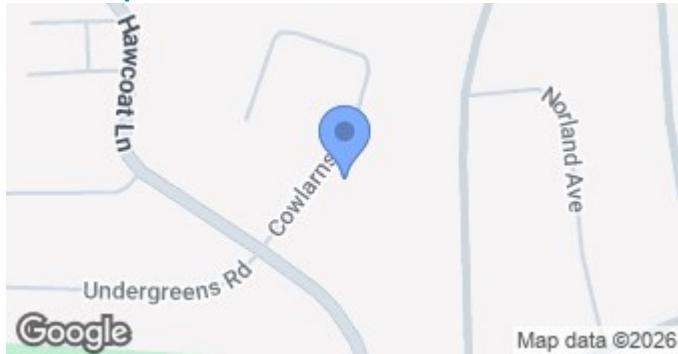
8'0" x (2.46 x)



- Ideal Family Home
- Neutral Decor Throughout
 - Garden to Rear
 - Off Road Parking
 - Gas Central Heating
- Popular Location
- Close to Amenities
 - Garage
 - Double Glazing
- Council Tax Band - C



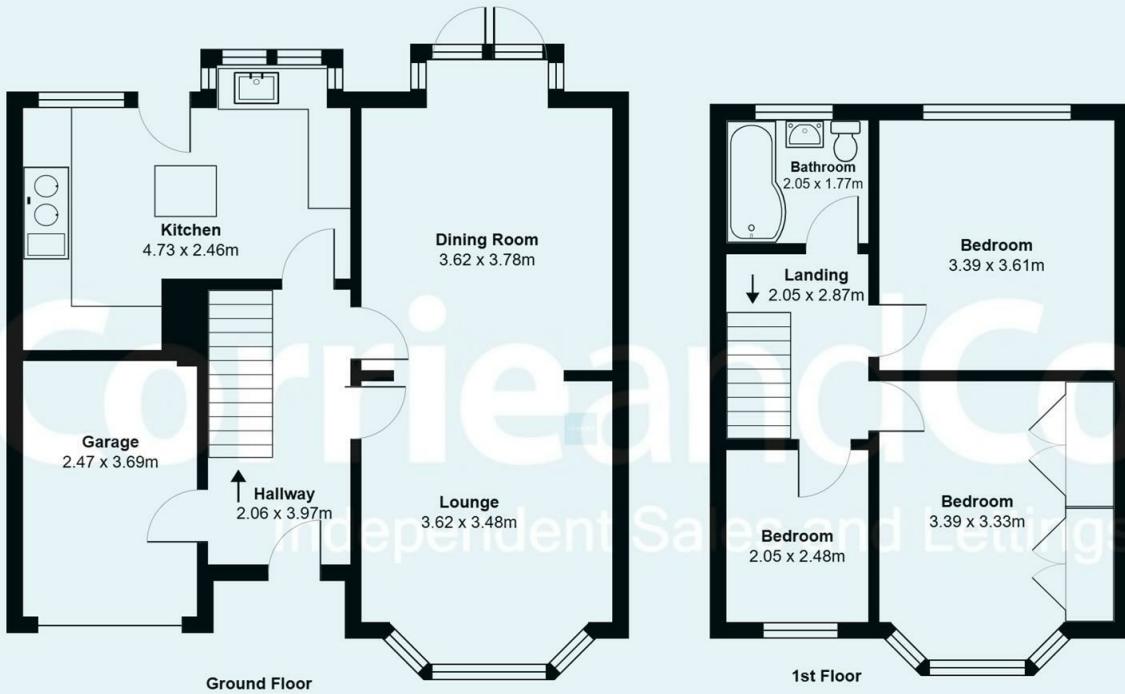
Road Map



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	