



## 14 Webstray Close

Barrow-In-Furness, LA14 3YN

Offers In The Region Of £244,950



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*This beautifully presented three-bedroom semi-detached home is ideally situated in a sought-after location, just a short distance from local amenities and the beach. Featuring modern, tasteful décor throughout, the property is ready to move straight into. Benefits include off-road parking, gardens to both the front and rear, and a bright, welcoming interior. Perfect for families or first-time buyers alike.*

Located just a short distance from local amenities and the beach, this beautifully presented three-bedroom semi-detached property offers the perfect blend of comfort, style, and convenience.

Inside, the spacious reception room boasts tasteful décor, brown laminate flooring, and a large front-facing window that floods the space with natural light. The reception room flows seamlessly into a well-appointed kitchen featuring classic white shaker-style wall and floor cabinets, a built-in fridge/freezer, brown laminate worktops. Painted in a soft light green, the kitchen is further enhanced by elegant French doors that open directly onto the rear garden.

Upstairs, you'll find three well-proportioned bedrooms. The primary bedroom features grey carpeting, neutral tones, and ample space for furniture. Bedrooms two and three also offer good room sizes and large windows, ensuring bright, airy spaces throughout.

The modern family bathroom is fitted with a white three-piece suite, including a large bath with overhead shower, pedestal sink, and close-coupled toilet, all set against crisp white tiled walls.

Outside, the rear garden includes a decked seating area directly accessed via the French doors, leading to a lawn at the far end ideal for families or entertaining. A detached garage is located to the side of the property and includes an up-and-over door, offering secure parking or additional storage.

This home is ideal for families, professionals, or anyone looking to enjoy coastal living in a popular and well-connected area.

### Lounge

12'3" x 13'3" (3.75 x 4.04)

### Kitchen/Diner

15'3" x 10'7" (4.67 x 3.23)

### Bedroom One

15'8" x 8'6" (4.78 x 2.60)

### Bedroom Two

8'4" x 8'10" (2.56 x 2.71)

### Bedroom Three

6'6" x 9'9" (2.00 x 2.99)

### Bathroom

6'0" x 5'4" (1.85 x 1.64)

### Detached Garage

8'10" x 13'11" (2.70 x 4.26)



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



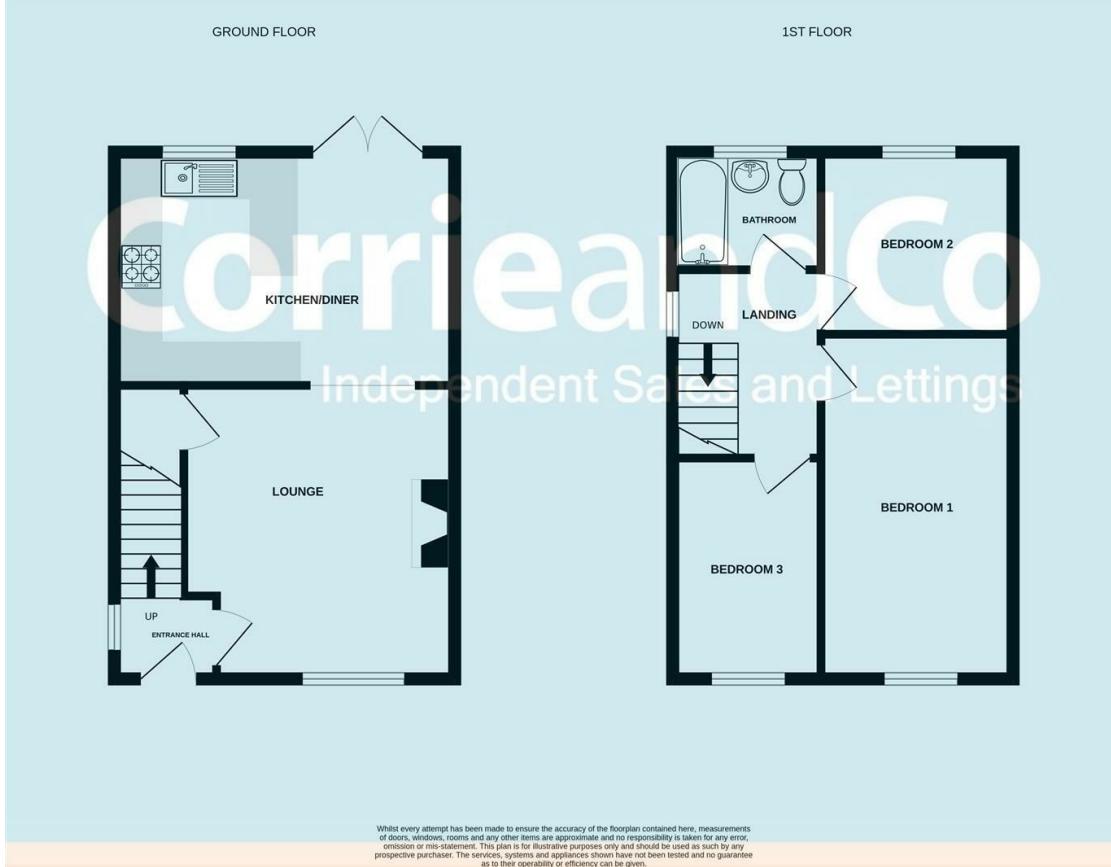
## Road Map



## Terrain Map



## Floor Plan



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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			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	