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INDEPENDENT SALES & LETTING AGENTS

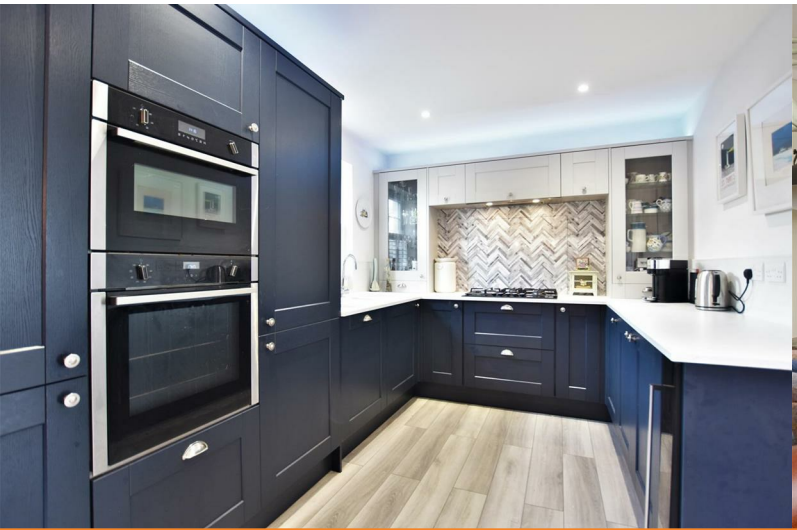


10 Waver Court

Barrow-In-Furness, LA13 0PR

Offers Around £343,000

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Ramsden Square Barrow in Furness, Cumbria, LA14 1XA | 01229 825333 | info@corrieandco.co.uk | www.corrieandco.co.uk

10 Waver Court

Barrow-In-Furness, LA13 0PR

Offers Around £343,000







A high spec and impressive family home situated in a quiet cul-de-sac within the ever popular and sought after location of the coastal village of Rampside, just steps away from the stunning beaches of Morecambe Bay. Internally the current owners have renovated and maintained the property to the highest of standards. The home also benefits from integral garage, ground floor WC, En-suite and mature gardens.

Approach

As you approach the property there is a block paved driveway suitable for off road parking, which provides access to the front of the property. There is an attractive pebble stone façade in keeping with Rampside architecture. There is a sage green composite door with leaded glass that allows access to the entrance hall.

Lounge

18'3" x 10'11" (5.57 x 3.35)

A light and airy room with neutral décor, rustic oak effect laminate flooring and covings. The lounge boasts a contemporary inset gas fire, minimalistic open shelving and French doors which provide access to the side patio area. The doors and windows also boast custom wooden shutters.

Kitchen Diner

8'1" x 20'6" (2.48 x 6.25)

The kitchen diner has been fitted with midnight blue shaker style woodgrain finish larder and base units with contrasting dove grey wall and display cabinets. Complimentary white composite worktops are highlighted by a herringbone tiled backsplash. Recess spotlights to the ceiling and ambient shadow lighting completed the impressive finish. The integrated appliances include a double oven, fridge freezer, dishwasher, wine cooler, five ring gas hob and extractor fan. French doors allow access to the rear patio area. Ample space for a dining suite with stylish pendant lighting.

Downstairs WC

2'9" x 5'6" (0.86 x 1.70)

Fitted with a low level flush WC and pedestal sink.

Master Bedroom

9'3" x 15'0" (2.84 x 4.59)

Neutral décor with a sage green feature wall and complimentary carpeting. Access to the en suite.

En Suite

5'1" x 6'11" (1.56 x 2.11)

The en suite has been fitted with a three piece suite comprising of a low level flush WC, forest green vanity sink with a traditional style chrome mixer tap and a shower cubicle with an electric shower attachment. Fitted with herringbone vinyl flooring and a mirror with ambient shadow lighting.

Bedroom Two

8'8" x 11'0" (2.66 x 3.37)

Neutral décor with a midnight blue feature wall and carpeting.

Bedroom Three

8'2" x 9'1" (2.50 x 2.77)

Steel grey painted walls with carpeting.

Bathroom

7'1" x 5'10" (2.18 x 1.79)

The bathroom has been fitted with a three piece suite comprising of a low level flush WC, pedestal sink and a large double ended bath with chrome handles. The walls have been partly cladded with stone brick effect cladding and has ambient shadow lighting.

Exterior

A lovely, private sunny aspect rear garden with mature shrubberies and boarders. There is a patio and lawn area ideal for outdoor seating and entertainment.

- Ideal Family Home
- Integral Garage
- Off Road Parking
- En-Suite
- Close to Restaurants/Pubs
- Popular Coastal Location
- Gardens to Front, Side and Rear
- Ground Floor WC
- High Spec Kitchen
- Council Tax Band - D

















Road Map



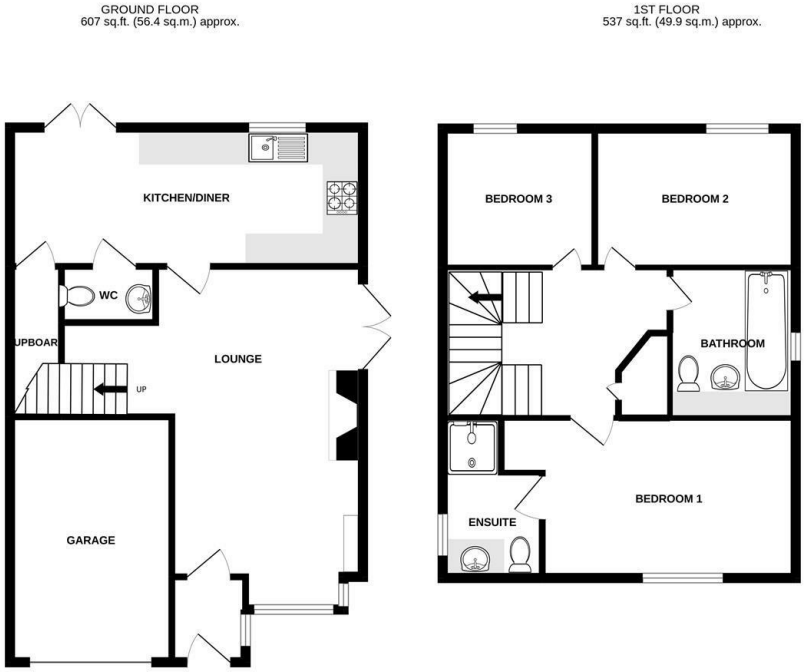
Hybrid Map



Terrain Map



Floor Plan

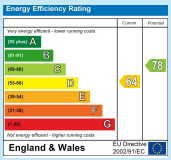


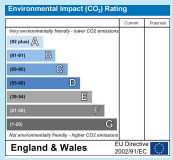
Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.





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