CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



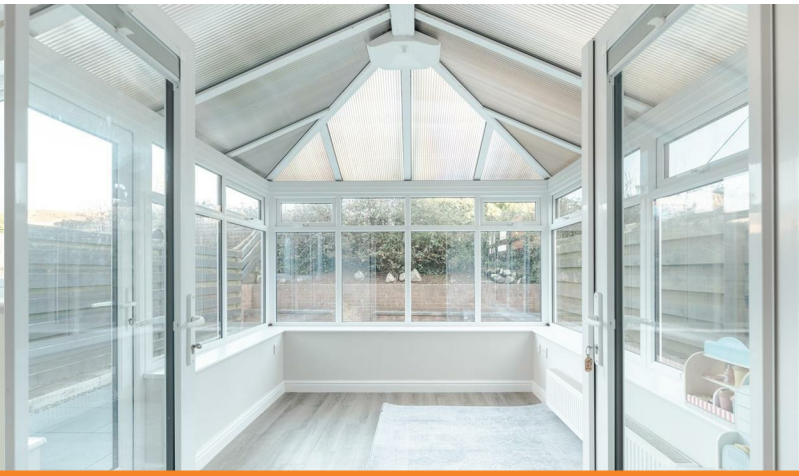
22 Lancewood Crescent

Barrow-In-Furness, LA13 0UG

Offers In The Region Of £375,000

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22 Lancewood Crescent

Barrow-In-Furness, LA13 0UG

Offers In The Region Of £375,000







Situated within a popular residential area, this attractive semi-detached home, built in 2008, offers well-proportioned accommodation ideal for modern family living.
The property boasts three bedrooms, including a spacious principal bedroom with the added benefit of an en-suite shower room, providing comfort and convenience for the whole family.
Externally, the property benefits from off-road parking to the front, while to the rear there is a garden offering an ideal space for outdoor entertaining, relaxing and family enjoyment.
Combining a practical layout, desirable location and excellent family accommodation, this property presents a fantastic opportunity for buyers seeking a welcoming home in a popular residential setting.

Upon entering the property, the entrance hall provides access to a useful ground floor WC and a separate office/study, ideal for those working from home. Continuing through the hallway, there is a useful storage cupboard and a separate utility room, providing additional practicality.

The heart of the home is undoubtedly the spacious kitchen/diner, featuring a stylish modern fitted kitchen with an excellent range of units, generous worktop space and a central island, creating a contemporary and sociable environment for everyday family life and entertaining. There is ample space for dining, with access to the rear conservatory, providing an additional reception area and a lovely place to relax while enjoying views over the garden.

Moving to the first floor, the landing leads to a particularly spacious and beautifully presented lounge. Decorated in a tasteful neutral palette, this bright and welcoming reception room benefits from a large window allowing plenty of natural light to flood the space, creating a relaxing setting for the whole family. There is also a well-proportioned bedroom with its own en-suite shower room.

The second floor provides two further bedrooms, offering excellent flexibility for family members or visiting guests. These are served by a family bathroom, while additional storage space adds to the practicality of the accommodation.

Externally, the property benefits from off-road parking to the front, while to the rear there is a garden offering an ideal space for outdoor entertaining, relaxing and family enjoyment.

Study
7'8" x 9'9" (2.35 x 2.99)

Ground Floor WC
3'2" x 6'1" (0.99 x 1.86)

Utility
6'8" x 7'8" (2.04 x 2.35)

Kitchen
16'2" x 11'7" (4.93 x 3.55)

Conservatory
11'4" x 8'3" (3.47 x 2.54)

Lounge
11'7" x 16'2" (3.55 x 4.93)

Bedroom One
9'4" x 10'4" plus 6'0" x 6'10" (2.85 x 3.15 plus 1.85 x 2.10)

Ensuite
6'0" x 6'10" (1.85 x 2.09)

Bedroom Two
9'10" x 15'8" max (3.01 x 4.79 max)

Bedroom Three
10'1" x 13'0" (3.08 x 3.97)

Bathroom
6'3" x 5'10" (1.93 x 1.80)



- Ideal Family Home
- Garden To Rear
- Popular Residential Area
- En-Suite To Main Bedroom
- Double Glazing
- Off Road Parking
- Spacious Accomodation
- Lovely Decor Throughout
- Gas Central Heating
- Council Tax Band - C





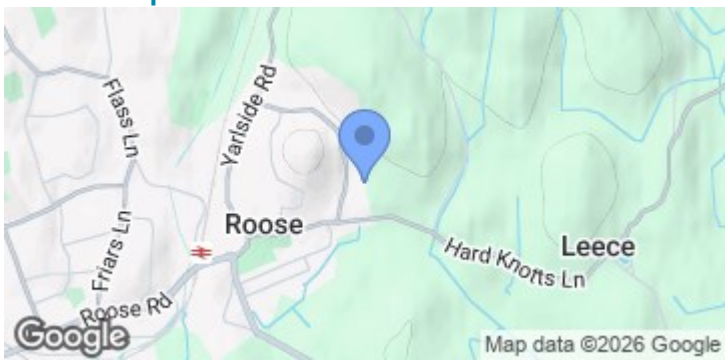




Road Map



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.

