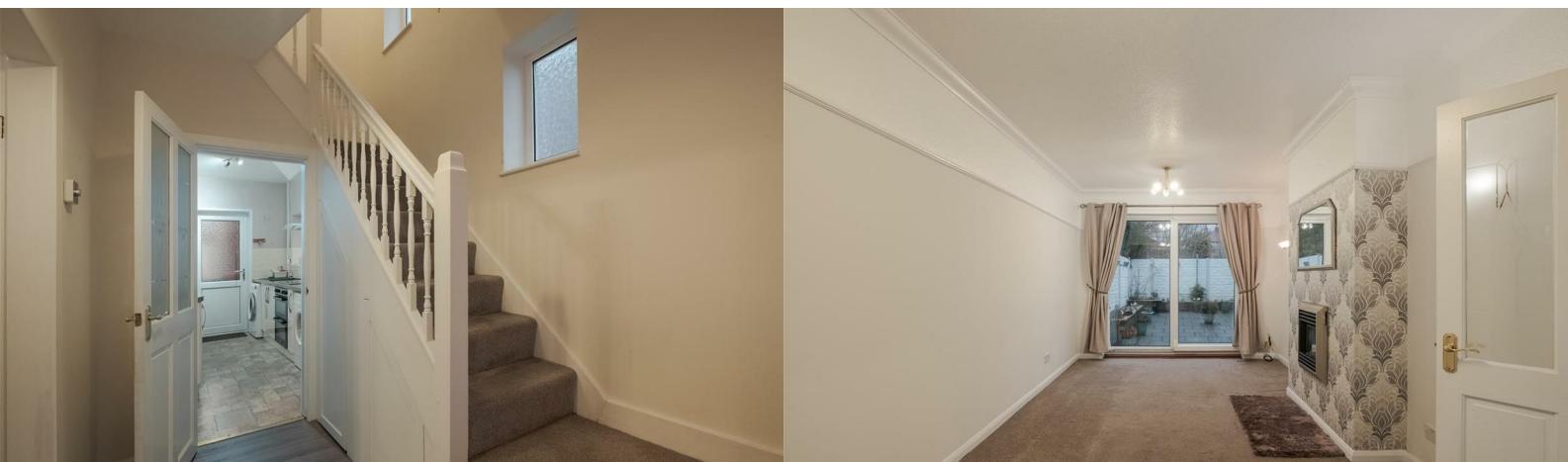


6 Sycamore Grove

Barrow-In-Furness, LA14 5DX

Offers In The Region Of £165,000



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Nestled on Sycamore Grove this wonderful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation. Situated in a desirable location with local amenities, schools, and parks within easy reach and finally access to the rear external yard. Neatly done

Welcome to 6 Sycamore Grove, a delightful semi-detached property with lots of features to love. Starting with gated off road parking and a garage for convenience. Stepping into the property a small vestibule space suitable for kicking off muddy boots or removing wet coats. The laminated entrance hall leads directly to the kitchen at the rear of the property. With clean cupboards and plenty of worktop space, alongside integrated modern appliances such as an induction hob and oven. Finally, access to the rear yard, neatly patioed with raised borders for plants and greenery. Off the side of the entrance hall a large stretching reception room with ample space for both a lounge and dining space. With sliding doors providing another entrance point to the rear yard.

Stepping upstairs we have the three bedrooms, the main and second bedroom easily fit a double bed whilst the third provides suitable room as a single or as a versatile space for a home study or nursery. Lastly, the family bathroom brings the upstairs floorplan together providing a convenient location for all members to use.

Porch

4'2" x 7'1" (1.28 x 2.16)

Reception

19'5" x 10'0" (5.94 x 3.07)

Kitchen

6'11" x 11'9" (2.11 x 3.59)

Bedroom One

10'5" x 10'2" (3.18 x 3.10)

Bedroom Two

8'8" x 10'3" (2.65 x 3.13)

Bedroom Three

7'1" x 9'2" (2.16 x 2.81)

Bathroom

6'9" x 6'1" (2.08 x 1.86)

Garage

9'8" x (2.97 x)



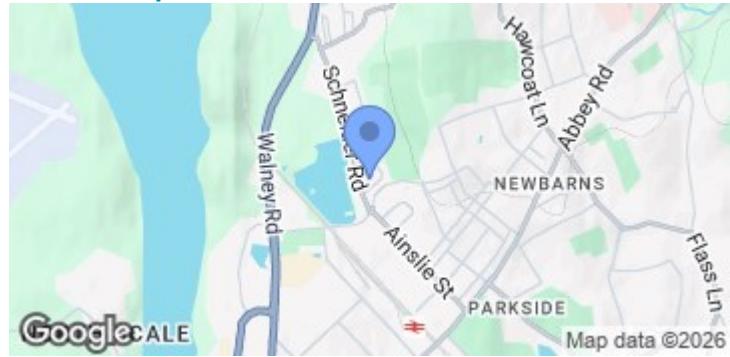
- Sought After Location
- First Time Buyers or Small Families
 - No Onward Chain
 - Gas Central Heating
- Local Amenities
- 3 Bedrooms
- Council Tax Band - A
- EPC -



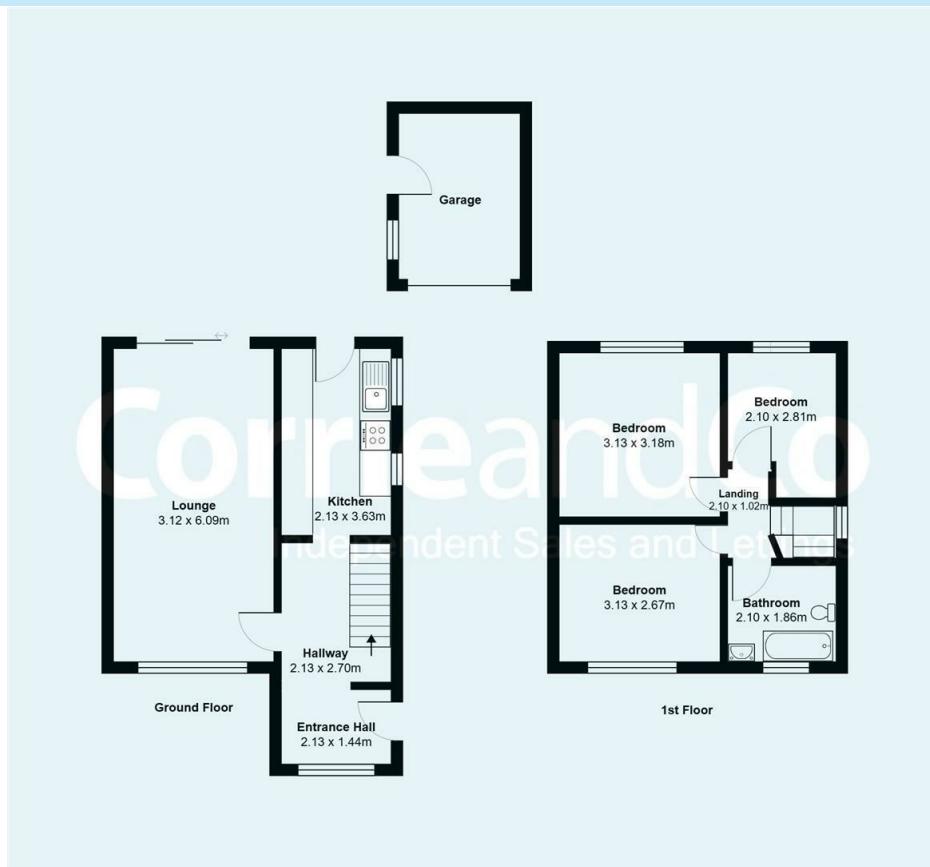
Road Map



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	