



## 18 Dunmail Raise

Barrow-In-Furness, LA14 4NB

Offers Over £300,000



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**This charming family home is situated in an ideal residential location, offering a peaceful yet convenient setting for everyday living. The property boasts a spacious driveway with off-road parking, alongside a garage. A well-maintained garden provides a perfect outdoor retreat for relaxation or family activities. Inside, the home is designed for comfort and functionality, making it an ideal choice for families seeking both convenience and space in a sought-after neighbourhood.**

Upon entering the home through the entrance hall, you're immediately greeted with an open and airy atmosphere, decorated with laminate flooring leading through to the reception room. Into the reception room, you will find a comfortable space perfect for relaxing, boasting generous sized windows allowing the space to be filled with natural light, giving it a warm and welcoming feel. The walls have been stylishly panelled, and the décor flows seamlessly through leading into the dining area. The kitchen area can be accessed through the dining area or straight from the entrance hallway, and has been fitted with modern wall and base units, offering ample counter space with wood effect laminate worksurfaces. The units are a shaker style design in light grey, with a complimentary white subway tile splashback and the floors have been tiled neutrally. It is well-equipped with integrated appliances such as a fridge/freezer, dishwasher electric hob, single oven, and microwave, as well as a breakfast bar seating area.

Up the carpeted stairs and panelled hallway, you reach the landing, which leads to three well-sized bedrooms and a bathroom. Bedroom one, the master bedroom, benefits from a built-in wardrobe, offering a neat and organized space. Bedroom two, the second double, overlooks the garden at the rear aspect of the property, while bedroom three makes an ideal nursery, single room or work study, sitting to the front aspect of the property. The family bathroom has been finished with white tiling and navy units, creating a fresh and modern feel. It comprises of a bath with an overhead shower attachment, a vanity sink and WC.

The garden is spacious and well-maintained, offering a fantastic outdoor space for both relaxation and recreation. The paved patio area provides ample space for outdoor furniture. Beyond the patio, the garden stretches out with a well-kept lawn. The overall design of the garden makes it a fantastic, family-friendly space.

#### Reception

11'7" x 13'4" (3.54 x 4.08 )

#### Kitchen Diner

9'0" x 17'4" (2.75 x 5.30 )

#### Dining Area

10'5" x 9'10" (3.20 x 3.02 )

#### Bedroom One

11'8" x 11'6" (3.58 x 3.51 )

#### Bedroom Two

12'1" x 9'8" (3.70 x 2.95 )

#### Bedroom Three

8'0" x 8'8" max 6'7" min (2.44 x 2.66 max 2.03 min )

#### Bathroom

5'4" x 7'10" (1.63 x 2.40 )

#### Garage

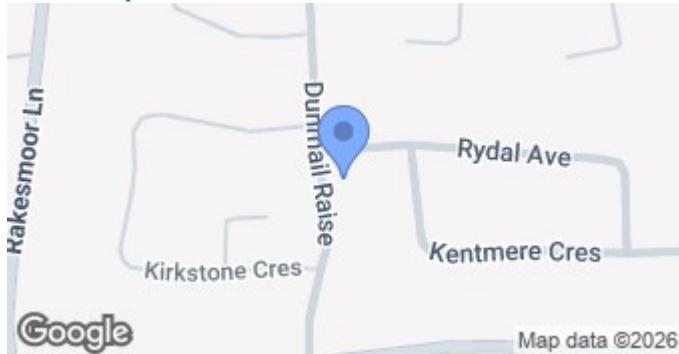
15'10" x 8'6" (4.85 x 2.61 )



- Ideal Family Home
- Popular Residential Location
- Spacious Accommodation
- Double Glazing
- Off Road Parking
- Garden To Front And Rear
- Gas Central Heating
- Council Tax Band - C



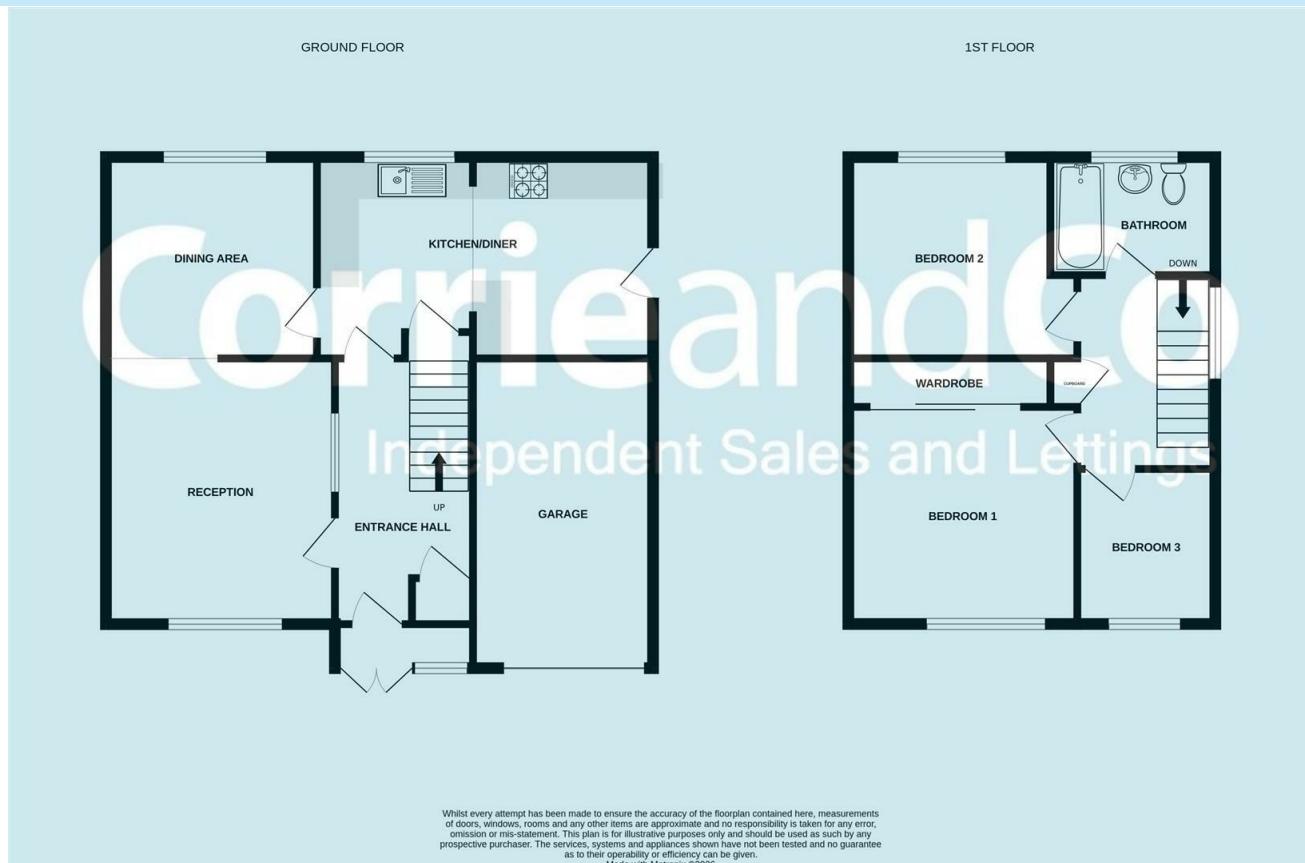
## Road Map



## 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		
Not environmentally friendly - higher CO <sub>2</sub> 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	