



17 Infield Gardens

Barrow-In-Furness, LA13 9JW

Offers In The Region Of £525,000



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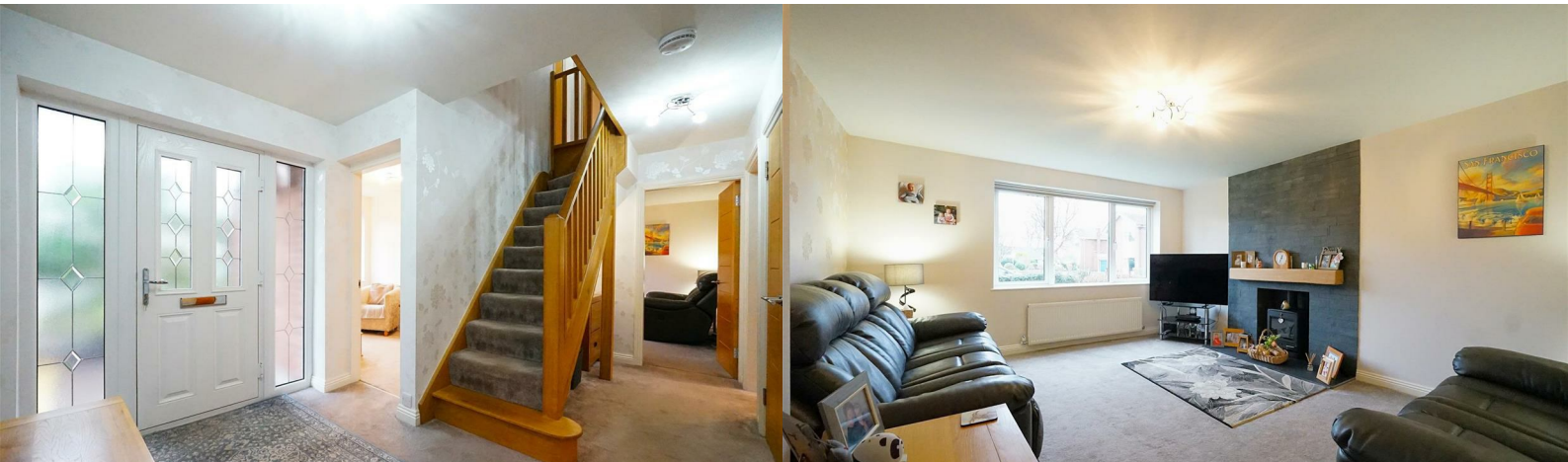
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Welcome to the charming number 17, Infield Gardens. Built in 1970, the property boasts a well-thought-out layout that includes three inviting reception rooms, two bathrooms and four bedrooms providing ample space for social and private living arrangements. Offering a desirable and sought after location, with immediate access to local amenities, schools, and parks. This house presents a wonderful opportunity to become the forever family home.

Welcome to 17 Infield Gardens in Barrow, an impressive property that offers an exceptional amount of space both inside and out. As you arrive, you are met by a large private driveway and a well-maintained front lawn, complemented by the convenience of a double garage.

Stepping inside, you enter a welcoming entrance hall that gracefully connects the home. To your immediate left is an inviting living room, while to the right is a practical WC, perfectly placed for guests. Further down the corridor on the left, you will find a second reception room, featuring a stove that adds a warm and rustic focal point to the room.

Straight ahead lies the heart of the home: a large, open-plan kitchen and dining room. The kitchen is well-equipped for those who love to cook, featuring a large six-ring hob, striking black worktops, and plenty of cupboard space for storage. For added convenience, there is a utility room attached to the kitchen, allowing you to keep practical household tasks separate from the main living areas.

Extending from the dining room is an attached summer room, which serves as a bright and airy transition to the outdoors. This leads you to the rear garden, which is a standout feature of the property. With a large astroturfed area and a spacious patio, it provides an amazing social space for entertaining. The garden is finished with borders, offering the perfect opportunity to add plants, colour, and greenery.

Moving upstairs, the property continues to impress with four well-proportioned spacious bedrooms. These rooms provide ample space for family and guests alike, all served by the main family bathroom which completes the upper floor.

Entrance Hall

15'7" x 8'9" (4.767 x 2.690)

Living Room

15'10" x 13'2" (4.833 x 4.033)

Study

9'7" x 6'10" (2.934 x 2.103)

Kitchen-Diner

20'5" x 11'2" (6.247 x 3.423)

Utility

7'11" x 6'5" (2.425 x 1.964)

Sun Room

11'11" x 10'0" (3.656 x 3.060)

WC

6'7" x 2'7" (2.027 x 0.810)

Landing

11'9" x 5'11" (3.589 x 1.821)

Bedroom One

12'5" x 10'4" (3.802 x 3.168)

En Suite

7'4" x 5'10" (2.248 x 1.787)

Bedroom Two

14'9" x 9'6" (4.497 x 2.900)

Bedroom Three

10'11" x 10'10" (3.336 x 3.314)

Bedroom Four

10'8" x 9'11" (3.272 x 3.036)

Bathroom

10'3" x 7'5" (3.146 x 2.278)

Garage

16'3" x 15'3" (4.955 x 4.664)

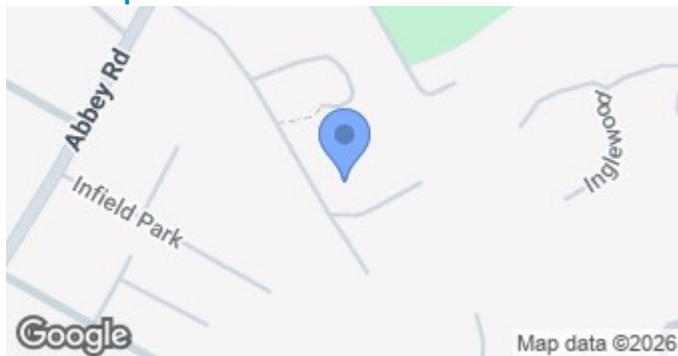


- Desirable Location
- Close to Local Schools
- Off-Road Private Parking
- Modern Interior

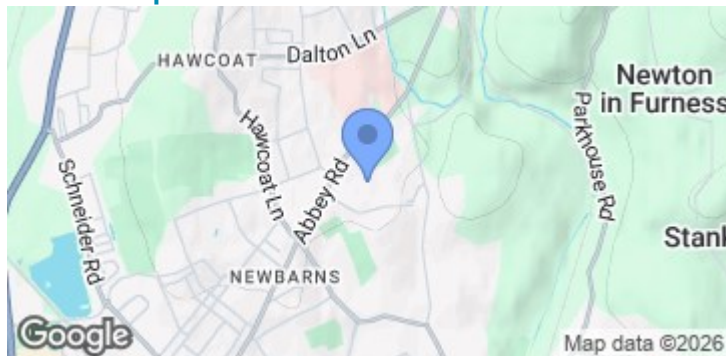
- Large Family Home
- Rear Garden
- Council Tax Band - E
- EPC - C



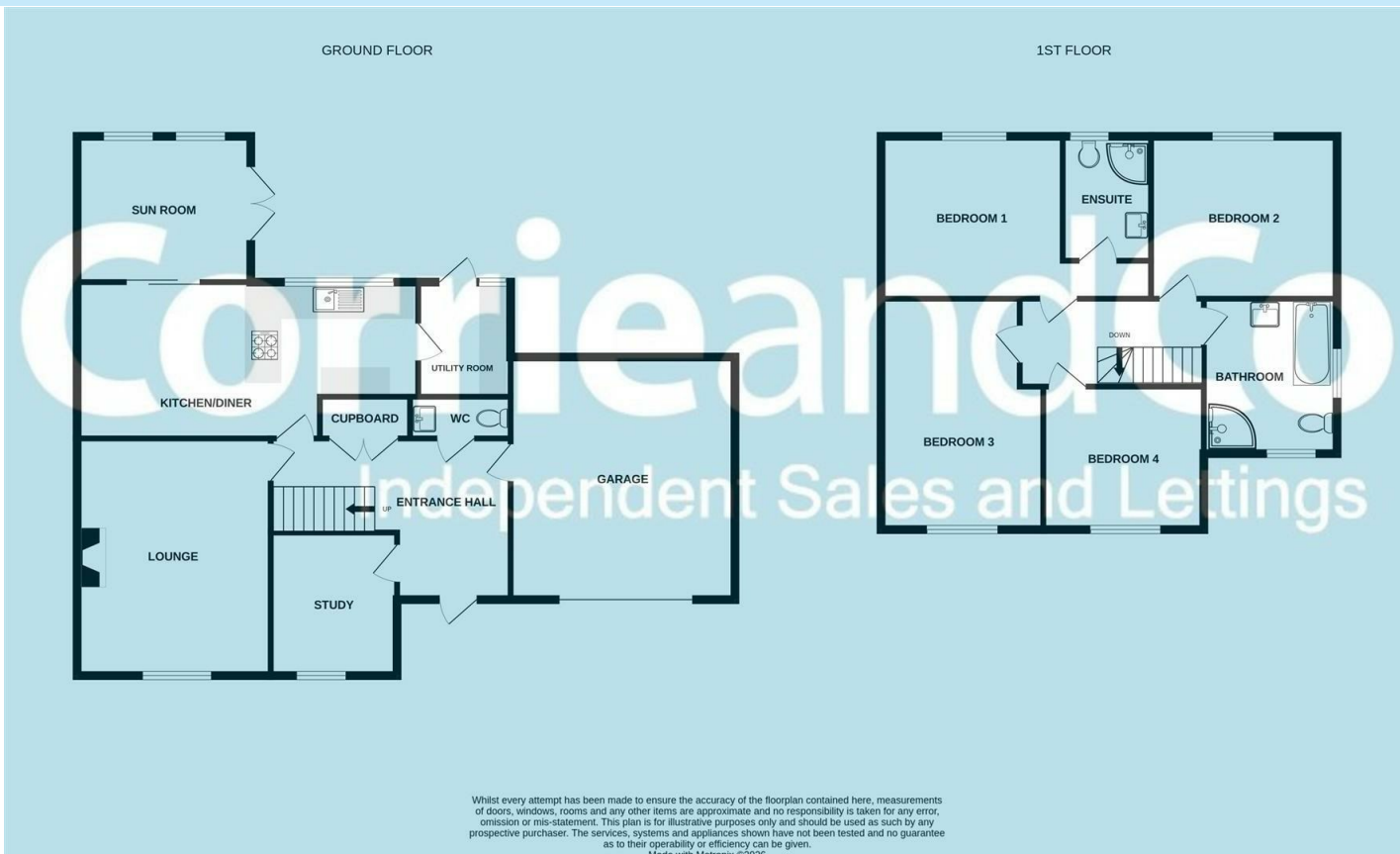
Road Map



Terrain Map



Floor Plan



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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		