

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



77 Balmoral Drive

Barrow-In-Furness, LA13 0HX

Offers In The Region Of £330,000



4



3



2



77 Balmoral Drive

Barrow-In-Furness, LA13 0HX

Offers In The Region Of £330,000



A beautifully presented four-bedroom semi-detached family home offering spacious and versatile living accommodation throughout. The property features stunning, modern décor, creating a stylish yet comfortable environment ideal for family life. Benefits include off-road parking, a garage, and a well-maintained garden—perfect for outdoor relaxation and entertaining. This impressive home combines practicality with contemporary living, making it an excellent choice for growing families.

Welcome to this stunning substantial semi-detached family home. The property starts with a gravelled driveway and attached garage, perfect for off road parking. Stepping into the front entrance hall immediately offers a sense of space. To your right, the lounge features a deep bay window that draws in significant natural light, creating a bright and airy primary living room. Straight ahead from the hall, you enter a large, open-plan kitchen and dining room that serves as the social heart of the home. This space includes a kitchen island for casual dining and a beautiful log burner for cosy winter evenings. With incredible worktop and cupboard space available to meet any culinary ambitions. Bi-fold doors open the entire rear wall to the garden, perfect for connecting the indoors to the outside in the spring and summer.

The ground floor is not only beautiful, but highly practical. A separate utility room located behind the garage keeps laundry and larger appliances out of sight. This utility space also includes an additional bathroom and offers its own direct access to the rear garden. The integrated garage provides secure parking or additional storage and can be accessed internally.

On the first floor, a central landing leads to four bedrooms. The master suite is positioned at the front of the house and benefits from the large bay window and built in cupboards. Two further double bedrooms are located at the front and rear, of which, the rear features it's own ensuite shower room and further inbuilt cupboard space. The fourth smaller bedroom is ideal as a nursery or home office. Finally, a well-appointed family bathroom with a separate storage cupboard completes the upstairs layout.

Kitchen Diner

16'4" x 23'0" (5.00 x 7.03)

Lounge

11'6" x 13'7" (3.51 x 4.15)

Utility Room

7'3" x 10'2" (2.22 x 3.11)

Ground Floor Shower Room

3'6" x 6'5" (1.08 x 1.96)

Garage

14'9" x 7'6" (4.52 x 2.30)

Bedroom One

12'7" x 11'11" (3.84 x 3.65)

Ensuite shower

8'3" x 4'9" (2.52 x 1.47)

Bedroom Two

11'3" max x 13'6" (3.44 max x 4.14)

Bedroom Three

7'3" x 10'4" (2.21 x 3.16)

Bedroom Four

6'4" x 7'9" (1.95 x 2.38)

Bathroom

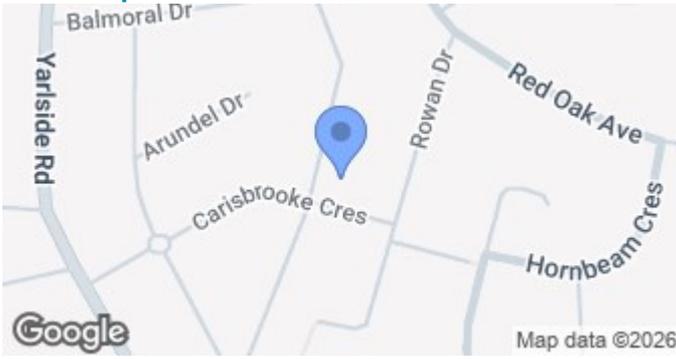
8'3" x 7'2" (2.52 x 2.20)



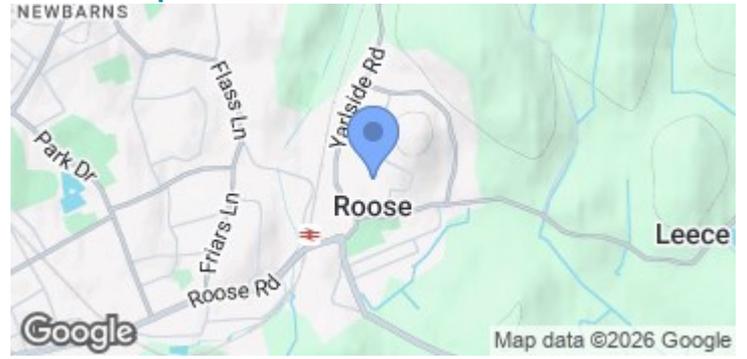
- Ideal Family Home
- Off Road Parking
 - Garden
- Spacious Living Accommodation
- Gas Central Heating
- Popular Location
 - Garage
- Stunning Decor Throughout
 - Double Glazing
 - Council Tax Band - C



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.

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	