CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

73 West Shore Road

Barrow-In-Furness, LA14 3TZ

Offers In The Region Of £210,000

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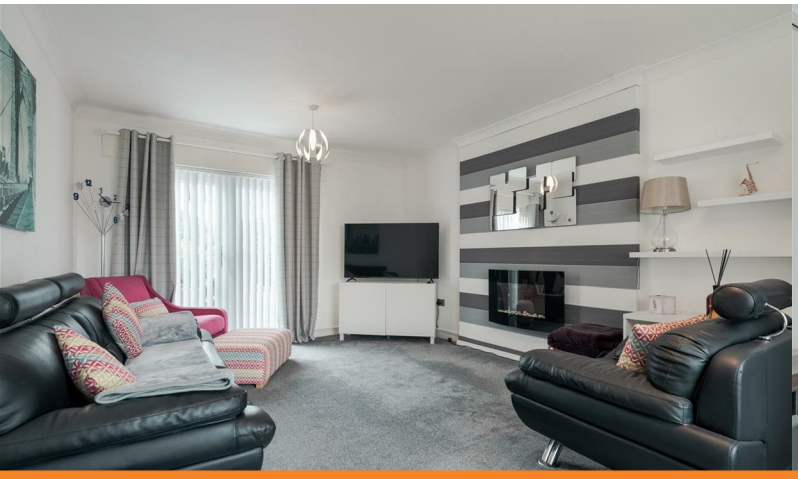

Ramsden Square Barrow in Furness, Cumbria, LA14 1XA | 01229 825333 | info@corrieandco.co.uk

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A superb three bedroom family home situated on the ever popular Walney Island, just a stone's throw from the beach. The property has been modernised, offering stylish and comfortable accommodation ready for its new owners to move straight into. Ideally positioned for families, the property is close to reputable schools, local shops, eateries and convenient bus routes, whilst the nearby coastline provides fantastic opportunities for walks and enjoying the outdoors. Externally, the property benefits from ample off road parking to the front, together with a generous sized rear garden, providing excellent space for children's play and outdoor entertaining.

The property is entered via a useful front porch, which leads into the welcoming entrance hallway. From here, access is provided to the main ground floor accommodation, together with stairs rising to the first floor.

The lounge is a generous reception room, complete with a stylish floating electric fireplace, providing a cosy focal point and plenty of space for comfortable seating and relaxation. Bright and versatile, this welcoming room is perfectly suited to everyday family life, with French doors opening directly onto the garden, creating a wonderful sense of indoor outdoor living.

The heart of the home is the modern and bright kitchen diner, offering a practical range of fitted units, complemented by a useful island unit and ample space for both cooking and dining. Integrated appliances include a double oven and hob. The adjoining dining area provides a wonderfully sociable space for family meals and entertaining.

From the kitchen, access is provided to the conservatory, creating a lovely additional reception space with views and access towards the garden. The ground floor is further complemented by a useful and modern wet room, providing excellent convenience.

Ascending to the first floor, the property offers three bedrooms, providing versatile accommodation for families, guests or those requiring space to work from home. The bedrooms are served by a family bathroom, together with a separate WC. The first floor also benefits from several useful storage areas, providing valuable additional storage space.

Externally, the property enjoys a low maintenance rear garden, predominantly laid to patio with a small area of lawn and attractive planting borders. This provides a practical outdoor space for relaxing and entertaining with minimal upkeep. To the front, there is ample driveway parking, providing excellent off road parking.

Entrance Porch
extends to 8'4" (extends to 2.55)

Lounge
17'11" x 12'5" / 12'2" (5.47 x 3.79 / 3.73)

Kitchen
12'4" x 9'3" (3.78 x 2.83)

Dining Area
8'0" x 9'3" (2.44 x 2.83)

Conservatory
12'1" x 7'6" / 5'0" x 11'1" (3.69 x 2.30 / 1.54 x 3.40)

Ground Floor Wet Room
5'8" x 5'7" (1.73 x 1.72)

Landing
extends to 9'1" (extends to 2.77)

Bedroom One
10'3" x 12'5" (3.14 x 3.81)

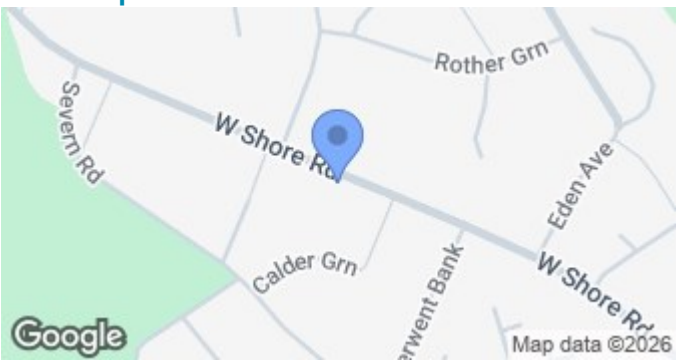
Bedroom Two
12'2" x 9'3" (3.73 x 2.84)

Bedroom Three
7'7" x 9'4" / 8'0" (2.32 x 2.87 / 2.44)

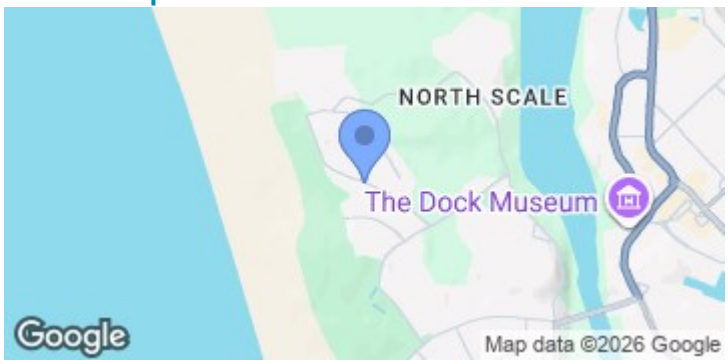
Bathroom
6'3" x 5'6" (1.91 x 1.68)

- Lovely family home
- Popular location
- Off road parking to the front
- Ground floor wetroom
- Council Tax Band - B
- Close to the beach and amenities
- Generous rear garden
- Biomass heating system
- Open plan living/kitchen/diner

Road Map



Terrain Map

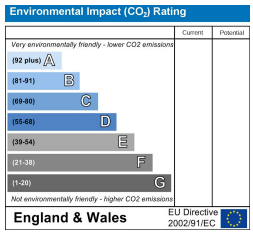


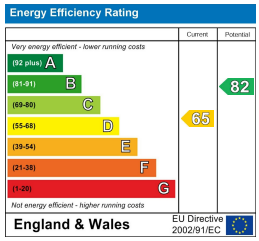
Floor Plan

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.





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