



7 Litchmead Grove

Barrow-In-Furness, LA13 9JH

Offers In The Region Of £265,000



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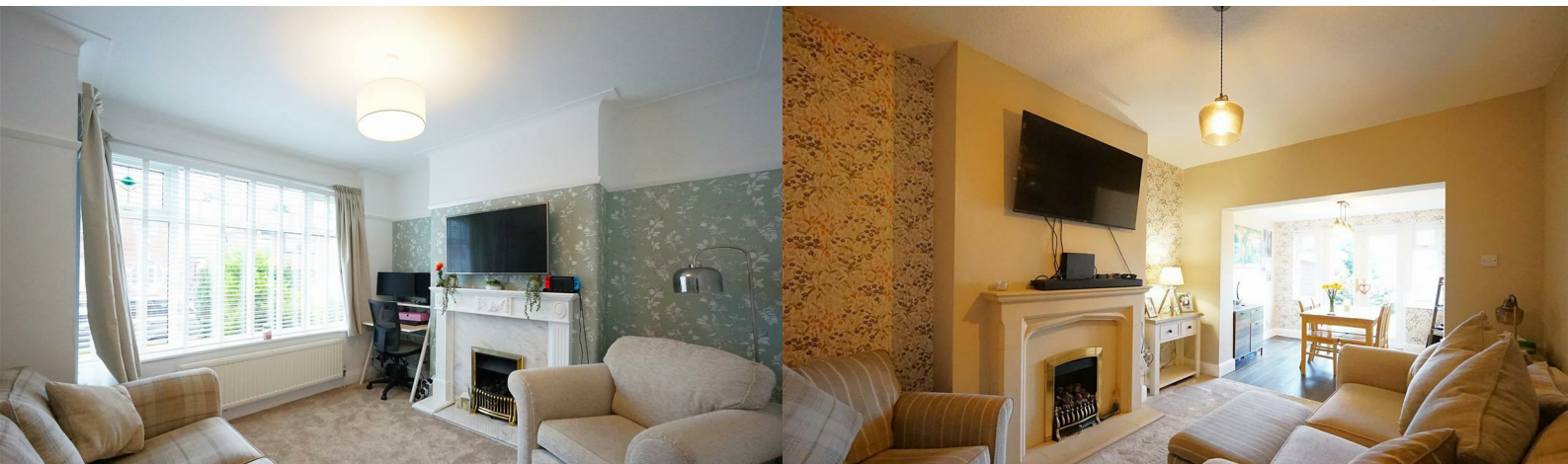
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A well-presented three-bedroom semi-detached family home situated in a popular and convenient location, close to a range of local amenities. The property offers spacious accommodation throughout, complemented by tasteful décor that is ready to move into. Externally, the home benefits from off-road parking and a well-maintained garden, making it ideal for family living.

Upon entering, you are welcomed by a central hallway, complete with a convenient ground floor WC and staircase rising to the first floor. To the right, the property opens into a generously sized kitchen, providing ample workspace and storage, with direct access to the rear—ideal for everyday practicality and entertaining alike.

To the left, the home boasts an impressive arrangement of reception spaces. The front-facing lounge is bright and inviting, creating a perfect setting for relaxation. This flows seamlessly into a separate sitting room, offering flexibility as a family room or additional entertaining space. To the rear, the dining room enjoys a pleasant outlook and direct access to the garden, making it an ideal setting for both formal dining and summer gatherings.

Upstairs, the first floor is arranged around a central landing, leading to three well-proportioned bedrooms. The principal bedroom is positioned to the front, with a second generous double bedroom overlooking the rear. A third bedroom provides an excellent option for a child's room, guest accommodation, or home office. The accommodation is further complemented by a family bathroom and a separate WC, enhancing convenience for busy households.

Externally, the layout suggests access to a rear garden from both the kitchen and dining room, offering excellent potential for outdoor living.

Reception

Reception Two/Dining Room

10'6" x 12'2" plus 8'3" x 9'4" (3.22 x 3.72 plus 2.54 x 2.87)

Kitchen Diner

12'4" x 17'7" plus 12'5",x 4'7" (3.76 x 5.37 plus 3.80,x 1.41)

Ground Floor WC

2'2" x 7'4" max (0.68 x 2.25 max)

Bathroom

5'4" x 6'7" (1.64 x 2.02)

Separate WC

2'2" x 3'9" (0.68 x 1.16)

Bedroom One

12'1" x 10'7" (3.70 x 3.23)

Bedroom Two

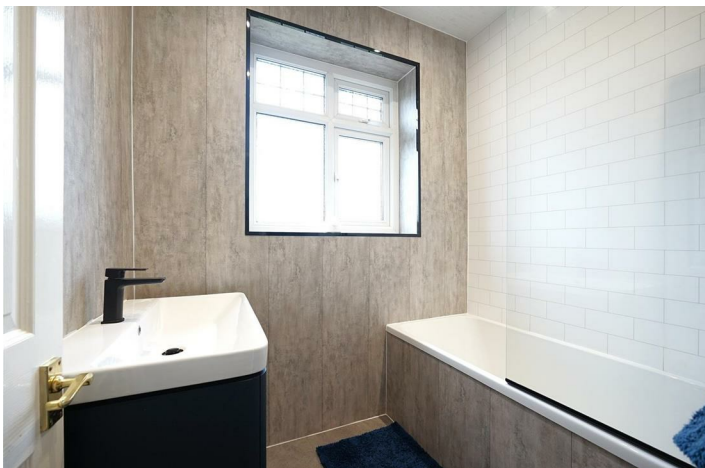
11'6" x 10'5" (3.52 x 3.19)

Bedroom Three

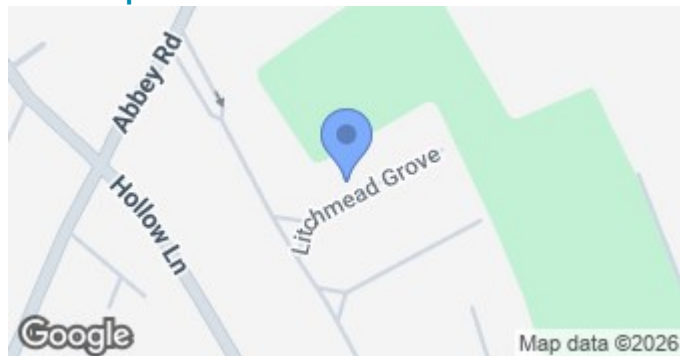
6'7" x 6'0" (2.03 x 1.84)



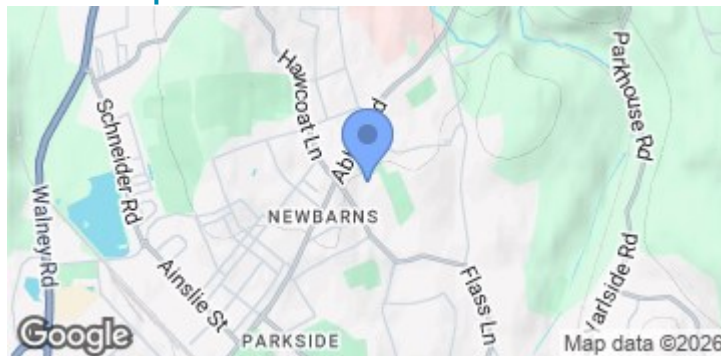
- Ideal Family Home
- Spacious Accommodation
 - Close to Amenities
 - Off Road Parking
 - Gas Central Heating
- Popular Location
- Tasteful Decor Throughout
 - Rear Garden
 - Double Glazing
 - Council Tax Band - C



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.

