



79 Yarlside Road

Barrow-In-Furness, LA13 0EX

Offers In The Region Of £280,000



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A well-presented three-bedroom semi-detached home in a popular location, offering off-road parking, garage, and a private rear garden. Ideally situated close to local amenities, it's perfect for families or first-time buyers.

Step inside and you're immediately welcomed by a charming entrance hall, setting the tone for a home that feels both inviting and well-considered. From here, the layout unfolds beautifully, offering a seamless balance between everyday practicality and comfortable living.

To the front, a bright and airy lounge provides the perfect retreat—ideal for relaxing evenings or entertaining guests, with a lovely bay window drawing in natural light. A second reception room offers flexibility as an additional lounge or cosy snug, creating a versatile space to suit modern lifestyles.

Moving through, the home opens into a generously proportioned dining room, perfectly positioned for family meals and social gatherings. Just beyond, the kitchen is thoughtfully arranged with ample workspace and direct access to a convenient outhouse WC, adding a practical touch for busy households.

Upstairs, the sense of space continues. The first floor landing connects three well-sized bedrooms, each offering comfortable accommodation with plenty of natural light. The family bathroom is neatly positioned to serve all rooms, completing the upper level with ease.

Externally, the property benefits from a separate garage, providing excellent storage or parking options—an increasingly valuable feature.

Reception One

11'3" x 13'1" (3.44 x 4.00)

Reception Two

11'4" x 13'3" (3.46 x 4.05)

Dining Area

9'3" x 11'5" (2.84 x 3.50)

Kitchen

18'10" x 5'11" (5.76 x 1.81)

Master Bedroom

13'3" x 11'3" max (4.04 x 3.43 max)

Bedroom Two

13'3" x 9'10", 39'4" (4.04 x 3.12)

Bedroom Three

6'0" x 9'6" (1.83 x 2.91)

Shower Room

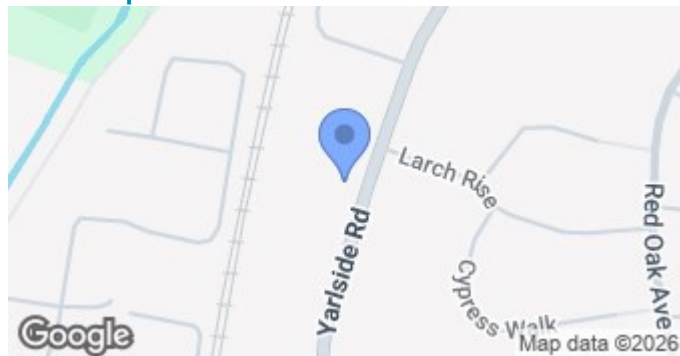
7'2" x 7'6" max (2.19 x 2.30 max)



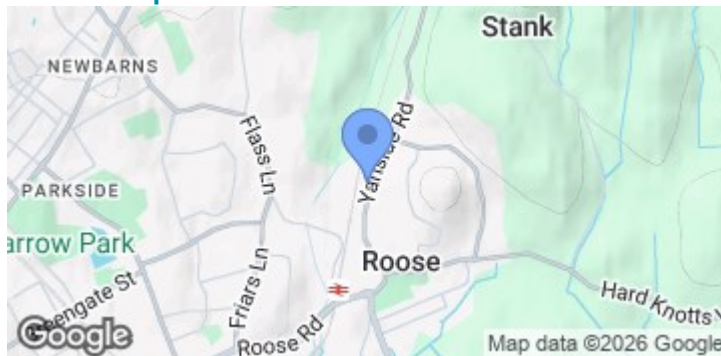
- Ideal Family Home
- Tasteful Decor Throughout
 - Garage
 - Off Road Parking
 - Gas Central Heating
- Popular Location
- Close to Amenities
- Garden to Front and Rear
 - Double Glazing
 - Council Tax Band - C



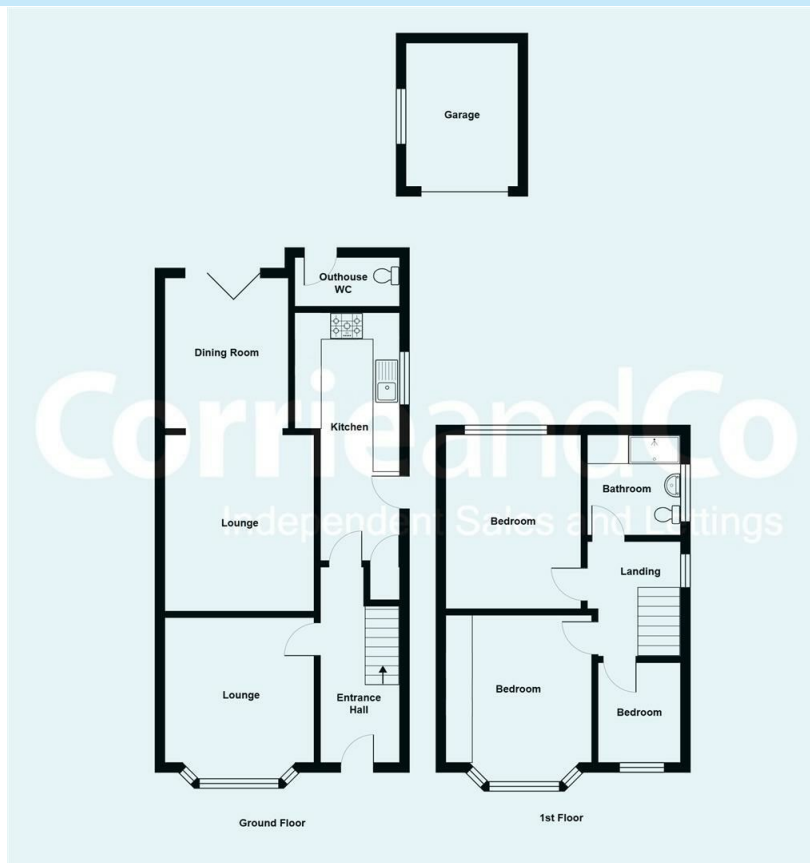
Road Map



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.

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		