



## 4 Warren Street

Barrow-In-Furness, LA14 3QY

Offers In The Region Of £244,950



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*This four-bedroom semi-detached property situated on Walney Island is the perfect family home. With an excellent location close to all amenities, the property features neutral décor throughout, providing a blank canvas for you to customize and make your own. In addition, the integral garage provides ample storage and practicality.*

As you enter the property you arrive in to the upper ground floor entrance hall. The entrance hall provides access to the living room, kitchen, bedroom one and two and the shower room. The living room has been neutrally decorated with painted walls, a feature wall and carpeting. The room boasts a feature fire place with a cream hearth and surround and also benefits from partial channel views. The kitchen has been fitted with cream shaker style wall and base units with wood work surfaces. The integrated appliances include a single oven, induction hob, dishwasher and a fridge freezer. The first and second bedrooms have both been neutrally decorated and fitted with carpeting. The shower room has been fitted with a three piece suite comprising of a low level flush WC, vanity sink and a shower cubicle.

To the lower ground floor there is the study area, third and fourth bedroom and bathroom. The study has been neutrally decorated and fitted with carpeting. The bathroom has been fitted with a three piece suite comprising of a low level flush WC, pedestal sink and a bath. Both bedrooms have been neutrally decorated and fitted with carpeting. The integral garage has an electric door and is a great addition to the property and is ideal for storage or parking.

To the rear of the property there is a low maintenance garden with slate chippings and a patio ideal for outdoor seating and entertainment.

## Lounge

11'4" x 16'1" (3.46 x 4.91 )

## Kitchen Diner

14'8" x 8'9" (4.48 x 2.67 )

## Bedroom One

11'1" x 9'4" (3.39 x 2.85)

## Bedroom Two

8'1" x 8'2" (2.48 x 2.49 )

## Shower Room

6'5" x 8'0" (1.96 x 2.46 )

## Study

11'0" x 8'5" (3.37 x 2.58)

## Bedroom Three

10'9" x 8'5" (3.30 x 2.59 )

## Bedroom Four

11'2" x 10'10" (3.41 x 3.32 )

## Bathroom

7'2" x 7'7" (2.19 x 2.33 )

## Integral Garage

16'1" x 11'3" (4.91 x 3.44 )

- Ideal Family Home
- Convenient Location
- Neutral Décor Throughout
  - Integral Garage
  - Rear Garden
- Partial Sea Views
- Gas Central Heating
  - Double Glazing
- Council Tax Band - B



## Road Map



## Hybrid Map

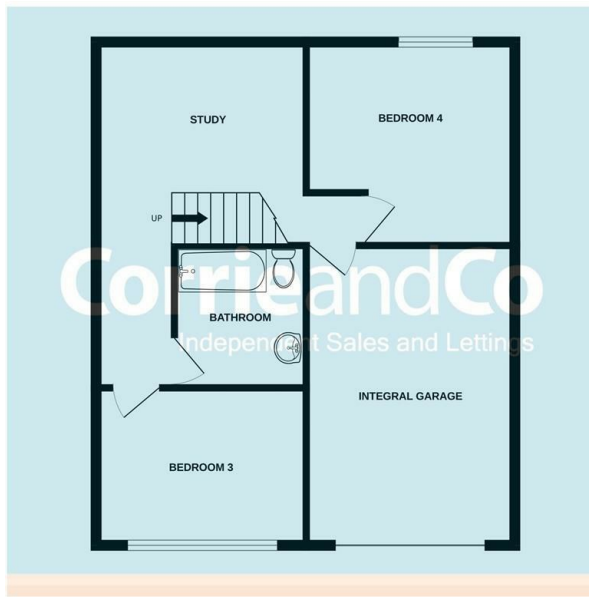


## Terrain Map



## Floor Plan

LOWER GROUND FLOOR



UPPER GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

