

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 36 Carlton Avenue

Barrow-In-Furness, LA13 9AU

Offers In The Region Of £350,000





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*This attractive four-bedroom semi-detached home is ideally suited for a family and located in a highly desirable area. The property boasts spacious living accommodations adorned with tasteful decor throughout, enhancing the home's charm. With the convenience of off-road parking and a rear garden perfect for outdoor activities or relaxation, this home ticks all the boxes for comfort, style, and practicality.*

As you approach the property there is off road parking, a front garden and provides access to the front door.

Upon entering the property you arrive into the vestibule which provides access into the hallway. The hallway leads to the lounge, kitchen diner and staircase. The lounge has been tastefully decorated and fitted with wood effect laminate flooring. The room also boasts covings, picture rails and a feature wood burning stove with mantle. The kitchen diner is an open-plan spacious room. The kitchen has been fitted with grey shaker style wall and base units with wood effect work surfaces. The integrated appliances include a fridge freezer, dishwasher and a freestanding electric and gas range cooker. Patio doors provide access into the rear garden.

To the first floor there are three bedrooms and a bathroom. The first bedroom is situated to the front aspect of the property and is a very generous size and has been neutrally decorated and fitted with carpeting. The room also boasts a lovely bay window, covings, picture rails and a feature fireplace. The second bedroom is situated to the rear of the property and has been tastefully decorated and fitted with carpeting. The room also boasts covings, picture rails and a feature fireplace. The third bedroom is situated to the front aspect of the property and has been neutrally decorated and fitted with carpeting. The bathroom has been fitted with a four piece suite comprising of a low level flush WC, pedestal sink, corner shower cubicle with a rainfall thermostatic shower attachment and a freestanding bath.

The master bedroom is situated to the second floor and

has been attractively decorated with stained wood floor and a statement freestanding bath and a discreetly tucked away WC and pedestal sink.

To the rear of the property there is a garden which has lawn and a decked area ideal for outdoor seating and relaxation.

## Lounge

12'9" x 18'3" (3.91 x 5.58)

## Kitchen Diner

18'5" x 11'2" (5.62 x 3.42)

## Bedroom Two

18'7" x 11'4" (5.67 x 3.46)

## Bedroom Three

14'8" x 10'4" (4.48 x 3.16)

## Bedroom Four

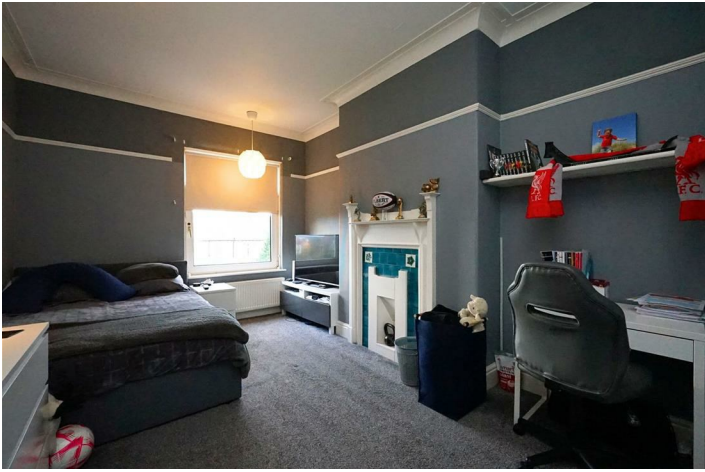
7'10" x 8'7" (2.41 x 2.63)

## Bathroom

8'6" x 7'2" (2.60 x 2.19)

## Master Bedroom

18'6" x 19'10" (5.64 x 6.05)





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



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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Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- 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.

