

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 45 Newbarns Road

Barrow-In-Furness, LA13 9PG

Offers In The Region Of £193,000



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# 45 Newbarns Road

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## Offers In The Region Of £193,000



*Introducing a stunning, extended four-bedroom family home in a popular residential area. This property offers a perfect blend of modern living and cosy features. With a spacious and inviting dining room and living room, complete with a log burner - this room leads to the conservatory, flooded with natural light, providing a versatile space. Outside, the landscaped gardens offer a private and well sized area across two tiers. Featuring five spacious bedrooms, this home provides ample room for the whole family and is conveniently located near local amenities and schools.*

As you enter the property you arrive into the entrance hall which provides access to the living room, kitchen and staircase. The living room is a spacious room which has been tastefully decorated with wood effect laminate flooring and boasts covings, picture rails and a feature wood burning stove. The living room provides open arch access into the conservatory which provides an indoor outdoor feel. The kitchen has been fitted with cream wall and base units with black laminate work surfaces, there is also ample space for freestanding appliances. The dining room has been neutrally decorated with grey painted walls, grey wood effect laminate flooring and boasts covings. The study/bedroom three is situated to the front aspect of the property and has been tastefully decorated and fitted with carpeting.

To the first floor there are two bedrooms, a study and a bathroom with separate WC. Both bedrooms are situated to the rear aspect of the property and have been tastefully decorated and fitted with carpeting. The study is situated to the front aspect of the property and has been neutrally decorated and fitted with wood effect laminate flooring. The bathroom has been fitted with a two piece suite comprising of a vanity sink and a bath with an over bath shower attachment. The WC has been fitted with a two piece suite comprising of a WC and a vanity sink. There is also a further fourth bedroom to the second bedroom. It has been tastefully decorated and fitted with carpeting and a Velux window.

To the rear of the property there is a split level garden. The lower level has patio and an artificial lawn area and to the raised area there is lawn and slate chippings ideal for outdoor seating and relaxation.

#### Entrance Hall

9'0" x 8'10" (2.751 x 2.699)

#### Living Room

12'1" x 10'5" (3.694 x 3.179)

#### Kitchen

13'3" x 8'11" (4.049 x 2.741)

#### Dining Room

10'5" x 9'6" (3.187 x 2.900)

#### Bedroom Three/Study

11'2" x 7'8" (3.416 x 2.342)

#### Conservatory

9'5" x 8'7" (2.892 x 2.641)

#### Bedroom One

10'7" x 9'5" (3.232 x 2.892)

#### Bedroom Two

10'5" x 9'6" (3.200 x 2.911)

#### Foyer for Attic/Study

9'0" x 7'6" (2.753 x 2.301)

#### Bathroom

5'8" x 5'5" (1.751 x 1.660)

#### WC First Floor

5'9" x 4'5" (1.763 x 1.347)

#### Attic Bedroom (Four)

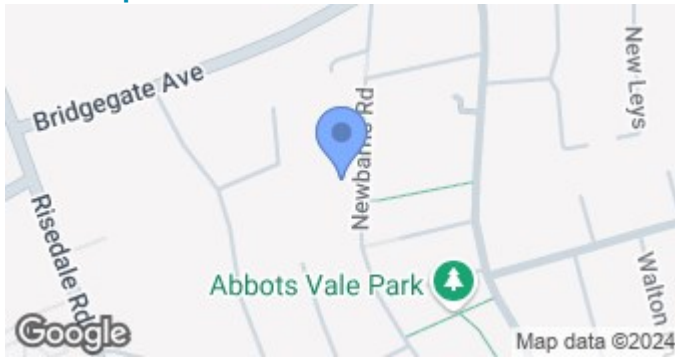
18'10" x 9'6" (5.748 x 2.896)



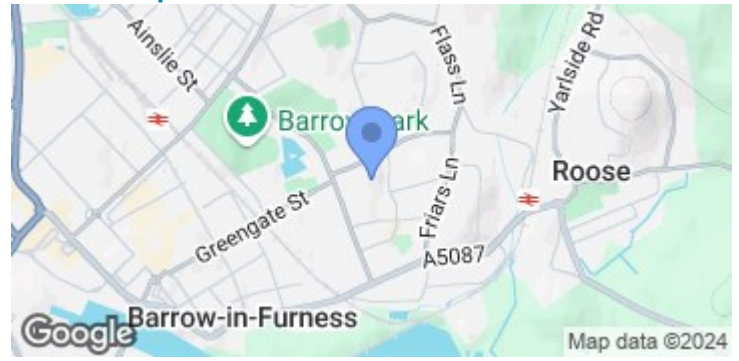
- Ideal Family Home
- Spacious Property
  - Rear Garden
- Gas Central Heating
- Popular Location
- Close to Amenities
  - Double Glazing
- Council Tax Band - A



## Road Map



## Terrain Map



## Floor Plan



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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

