

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 61 Holbeck Park Avenue

Barrow-In-Furness, LA13 0RG

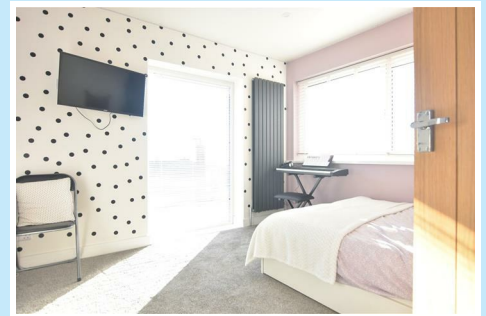
Offers In The Region Of £325,000



# 61 Holbeck Park Avenue

Barrow-In-Furness, LA13 0RG

## Offers In The Region Of £325,000



*This three-bedroom detached property, located in a highly desirable area close to local amenities, is an ideal family home. It boasts off-road parking and a lovely rear garden, perfect for outdoor enjoyment. The interior is modern with tasteful decor throughout, providing a warm and inviting atmosphere. With spacious living accommodation, there's plenty of room for a growing family or for those who love to entertain. This property seamlessly combines convenience, style, and space, making it a fantastic choice for your next family home.*

As you approach the property there is a block brick paved driveway for off road parking and access to the crawl space which is ideal for storage.

Upon entering the property you arrive into a porch which has a Vaulted ceiling and provides access to the kitchen diner which has been fitted with white and midnight blue wall and base units with white laminate work surfaces. All of the integrated appliances are Neff and include a dishwasher, fridge freezer, an oven/grill/microwave combo and an induction hob. There is also a solid oak breakfast bar area for casual dining. The lounge has been tastefully decorated with painted walls, panelling and wood effect LVT flooring. The family room is currently being used as an additional lounge and dining area. It is a generous light and airy room which is versatile for use it also boast a roof lantern skylight, a wood burning stove and bifold doors into the rear garden. The utility room is a great addition to the property The ground floor shower room has been fitted with a two piece suite comprising of a WC with sink and a shower cubicle.

To the first floor there are three bedrooms and a shower room. The master bedroom is situated to the front aspect of the property and is a spacious room which has been neutrally decorated with painted walls and beige carpeting. The room also boasts a vaulted ceiling. The second bedroom has been tastefully decorated and fitted with grey carpeting and dual aspect windows. The third bedroom is situated to the rear aspect of the property and has been decorated with painted walls and wood effect laminate flooring. The shower room has been fitted with a twin vanity sink, a low level flush WC and a shower with a thermostatic rainfall shower attachment.

To the rear of the property there is a well maintained garden with lawn and patio areas ideal for outdoor seating and relaxation. There is also a brick built timber clad summerhouse and mature hedges creating a private oasis.

### Porch

6'10" x 4'7" (2.09 x 1.40)

### Lounge

16'1" x 11'3" (4.92 x 3.45)

### Kitchen Diner

20'10" x 11'1" (6.36 x 3.38)

### Family Room

19'1" x 6'5" (5.83 x 1.97)

### Utility Room

7'8" x 7'6" (2.34 x 2.31)

### Ground Floor Shower Room

7'6" x 2'7" (2.31 x 0.79)

### First Floor Landing

8'9" extends to (2.68 extends to)

### Master Bedroom

16'5" x 11'4" (5.01 x 3.46)

### Bedroom Two

11'11" x 10'1" (3.64 x 3.09)

### Bedroom Three

10'1" x 8'5" (3.09 x 2.57)

### First Floor Shower Room

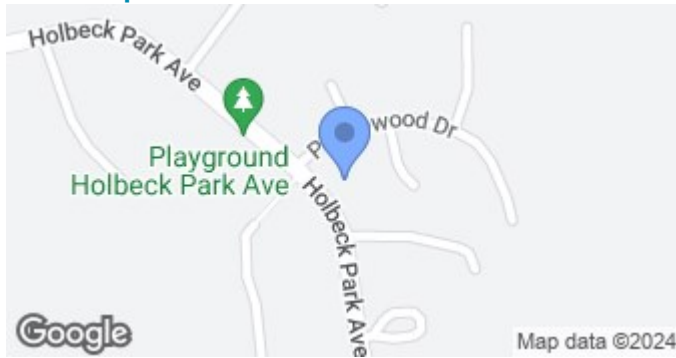
7'9" x 6'8" (2.38 x 2.05)



- Ideal Family Home
  - Rear Garden
  - Spacious Living
  - Off Road Parking
  - Gas Central Heating
- Sought After Location
  - Close to Amenities
- Modern Decor Throughout
  - Double Glazing
  - Council Tax Band - C



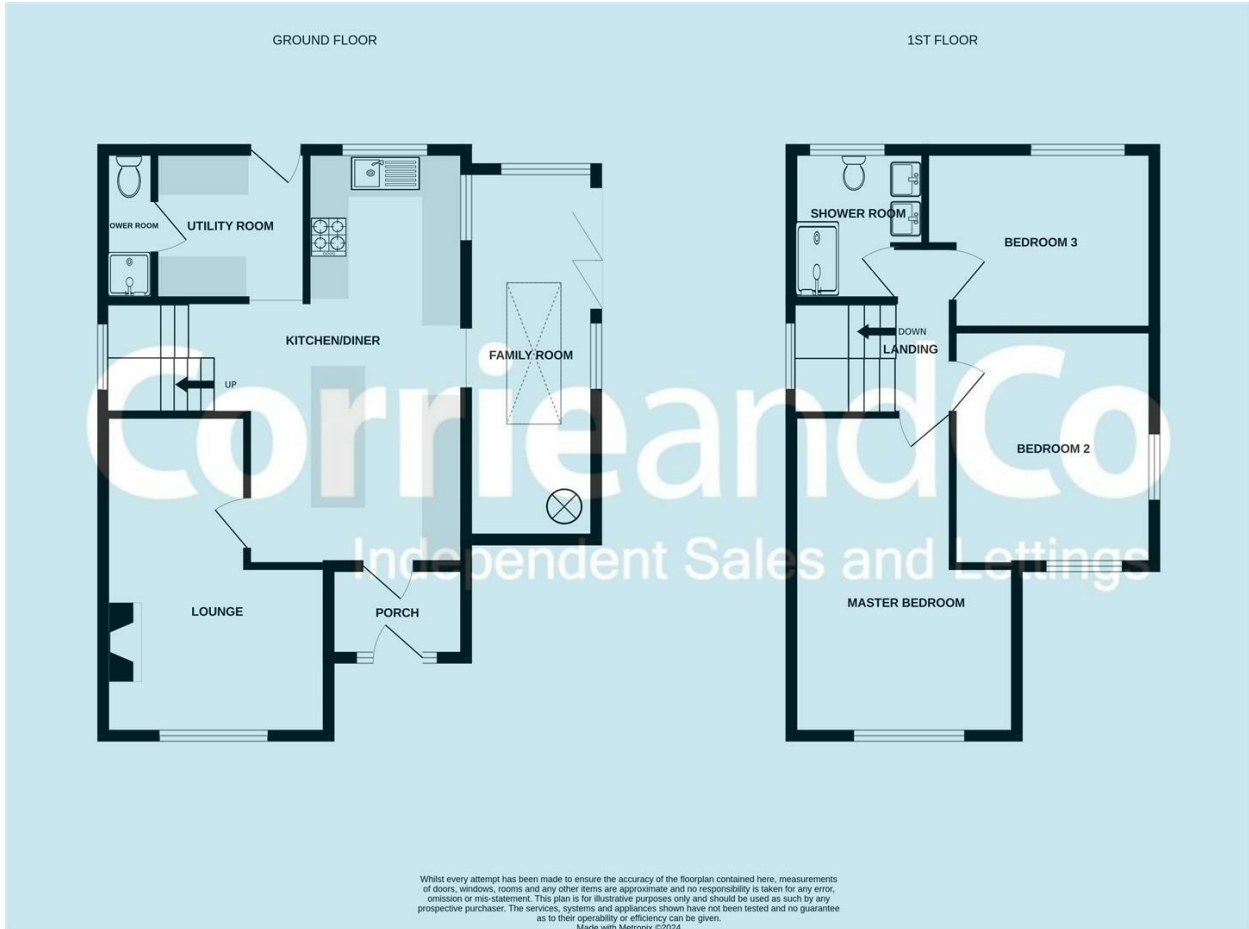
## Road Map



## 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.

