

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



13 Kempas Avenue

Barrow-In-Furness, LA13 0UE

Offers In The Region Of £285,000



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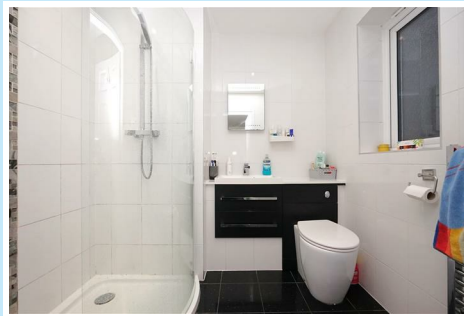
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Barrow-In-Furness, LA13 0UE

Offers In The Region Of £285,000



This delightful three bedroom semi-detached property, located in a highly desirable area, is the perfect home for any family. The house is tastefully decorated in neutral hues throughout, providing a calming and contemporary living environment. Additionally, it offers the convenience of off-road parking and to the rear of the property, you'll find a well-maintained garden, a perfect spot for outdoor family activities or relaxing in the serenity of your own space. Additionally the property benefits from planning permission for a single storey rear extension and the home is available with no onward chain.

A block paved driveway leads to the front of the house and boasts off road parking for two cars. Internally a spacious hallway provides access to the study which is a versatile space ideal for use as a study, playroom or additional bedroom. There is a spacious utility room with fitted cupboards and space for white goods. The kitchen has been fitted with a good range of wall and base cabinets in a two tone white gloss and walnut finish with complimentary black work surfaces. The integrated appliances include a double oven, electric hob and dishwasher. There is a large dining area with access to the garden.

To the first floor there is the living room, master bedroom and ensuite. The living room is situated to the front aspect of the property and has been neutrally decorated with painted walls, a feature wall and complimentary carpeting. The room also boasts covings and twin windows. The bedroom has also been neutrally decorated with painted walls, a feature wall, fitted with carpeting and boast an ensuite. The ensuite has been fitted with a three piece suite comprising of a vanity sink, WC and a corner shower cubicle with a thermostatic shower attachment.

To the second floor there are two bedrooms and a bathroom. Both bedrooms are excellent size doubles and are decorated in tasteful neutral tones. The family bathroom has a three piece suite comprising of a vanity wash basin, WC and bath with shower attachment with full tiling to the walls.

To the rear of the home there is a lawn with patio area. The garden has a private feel with the benefit of an open aspect to the rear.

Study

11'0" x 8'2" (3.37 x 2.49)

WC

3'3" x 7'11" (1.00 x 2.43)

Utility

7'11" x 5'10" (2.43 x 1.78)

Kitchen Diner

16'3" x 14'4" max (4.96 x 4.39 max)

Living Room

16'3" x 11'5" (4.96 x 3.50)

Bedroom One

16'3" max 9'3" min x 11'1" (4.97 max 2.83 min x 3.39)

Ensuite

6'1" x 7'0" (1.86 x 2.15)

Bedroom Two

9'8" min x 13'1" x 8'3" min 13'8" intoeaves (2.97 min x 4.01 x 2.53 min 4.19 intoeaves)

Bedroom Three

9'8" x 14'3" (2.96 x 4.36)

Bathroom

6'3" x 6'5" (1.91 x 1.97)

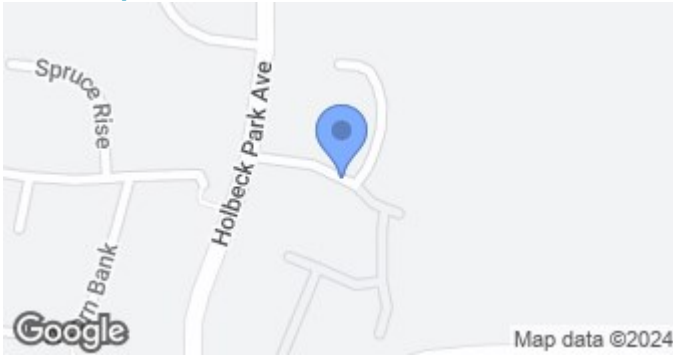


- Ideal Family Home
- Off Road Parking
 - Rear Garden
- Gas Central Heating
- No Onward Chain

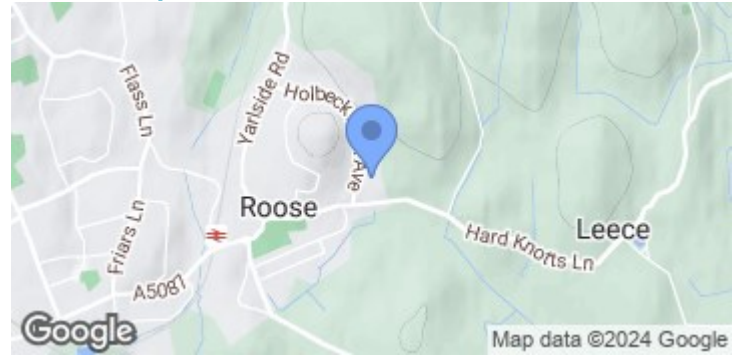
- Popular Location
- Tasteful Decor Throughout
 - Double Glazing
 - Council Tax Band - B
- Planning Permission for Extension



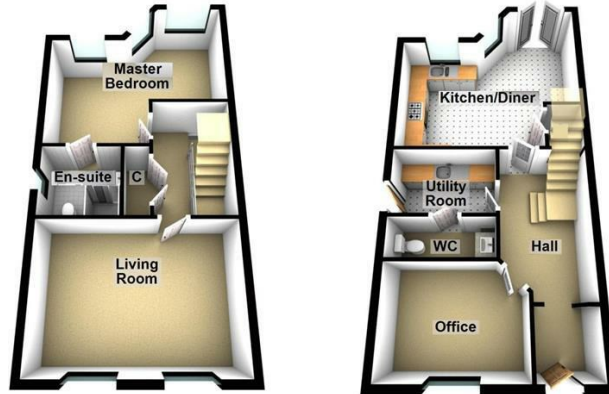
Road Map



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.

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	