

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



43 Biggar Bank Road

Barrow-In-Furness, LA14 3YF

Offers In The Region Of £480,000



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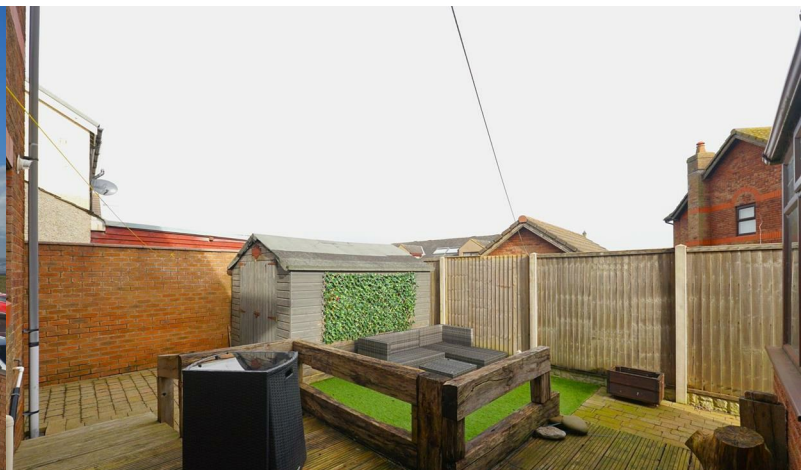
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Experience unrivalled open sea views in a picturesque coastal setting. This exceptional, extended and spacious family home takes full advantage of the location with a well thought out layout and balcony as well as all the modern conveniences one could hope for in their forever home. The property is just a short distance from schools, local amenities and of course there are miles of beautiful beaches on your doorstep.

Approach

The home is set back from the road imposingly with a large block paved driveway offering off road parking for numerous cars. The brick built home boasts excellent kerb appeal with decked area taking advantage of the outstanding sea views.

Entrance Hallway

35'9" x 5'4" (10.91 x 1.65)

The impressive hallway benefits from a skylight window, recessed spotlighting and natural coloured porcelain flooring. There is an under stairs storage cupboard and ample space for cloaks.

Living and Sitting Rooms

42'0" x 10'9" (12.82 x 3.29)

The living and sitting rooms are unified by a large opening and coordinating décor of plush grey fitted carpeting and neutral walls whilst also maintaining a sense of individuality. There is a central feature fireplace and access to the orangery to the rear as well as sea views to the front.

Orangery

10'7" x 13'3" (3.24 x 4.05)

The orangery is a beneficial additional living space with a fully insulated pitched roof and half glazed walls. Double doors open on to the garden. The orangery has been fitted with Venetian blinds on all windows which will be included in the sale.

Kitchen Diner

9'2" x 26'3" (2.81 x 8.01)

The family hub of the home also boasts sea views with double doors to the front aspect off the dining area. The kitchen has been fitted with a good range of wall, base and larder solid oak cabinets which are complimented by black granite worksurfaces and graphite shade stone floor. The integrated appliances include a freezer and microwave with space for a freestanding range cooker and American style fridge freezer. The room has been fitted with recessed spotlighting and breakfast bar pendant lights. Double sliding doors can be opened or closed to the utility and washing up area which is an excellent feature for any busy family.

Utility Area

7'1" x 11'6" (2.16 x 3.53)

This versatile space offers a large amount of storage within the solid oak cabinets which coordinate perfectly with the kitchen. There is a 1.5 bowl undermount sink, integrated dishwasher and space for a washing machine and tumble dryer. There is an external door to the side and the boiler is discreetly housed within.

Ground Floor WC

4'5" x 5'0" (1.35 x 1.53)

A must have in any modern home. The ground floor WC has been fitted with a two piece suite and half tiling to the walls.

Master Suite

32'3" x 12'0" (9.84 x 3.68)

The master suite gives an impressive 'WOW' factor. The suite comprises of an initial master bedroom area which opens in to a secondary room which is currently used as a study/lounge/dressing area with remote operated skylight windows and picture window taking in the sea views from an elevated position. To make this space even more impressive there is a balcony with glazed railing accessed exclusively from the master suite with ample room for seating and external power point.

Ensuite

8'9" x 7'7" (2.67 x 2.32)

A modern four piece suite comprising of a shower cubicle, separate bath, vanity sink with WC and mirrored cabinets above. The walls are fully tiled with grey marbled style tiling.

Bedroom Two

9'6" x 12'6" (2.91 x 3.83)

The second bedroom is a good size double with sea views and tasteful decor.

Bedroom Three

9'0" x 9'6" (2.76 x 2.91)

With views to the rear this room has been tastefully decorated in a colour scheme of grey.

Bathroom

9'8" x 5'5" (2.97 x 1.67)

The bathroom is an excellent size with fully tiled walls and three piece suite comprising of a bath with shower, WC and vanity sink.

Bedroom Four

13'2" x 10'3" max into eaves (4.03 x 3.14 max into eaves)

Triple sided windows to the front and rear aspect bring in floods of natural light and take in panoramic views of the Irish Sea as well as across South Walney. There is a built-in closet which also accesses the under eaves storage area.

Bedroom Five

10'11" x 11'0" max into eaves (3.34 x 3.36 max into eaves)

Dual aspect windows face the side and rear. The dormer window has been fitted with triple sided windows which take in views across to Biggar Village and across South Walney. There is an under eaves storage area as well as built-in closet.

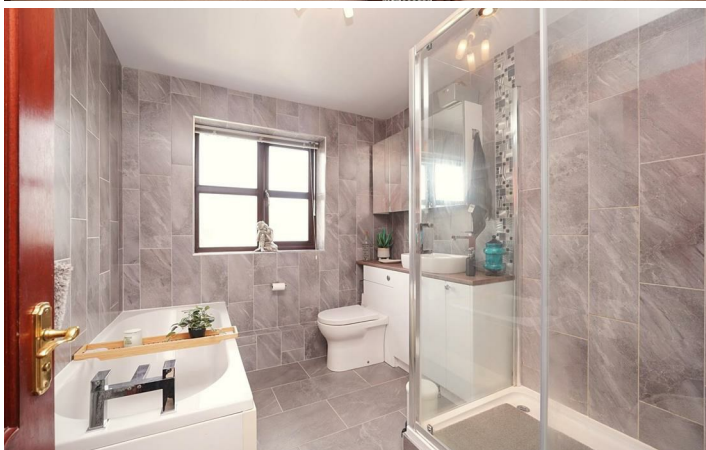
Garden

Accessed from the conservatory and kitchen the garden is a private Oasis with areas of decking, paving and artificial lawn. There is also a timber storage shed.

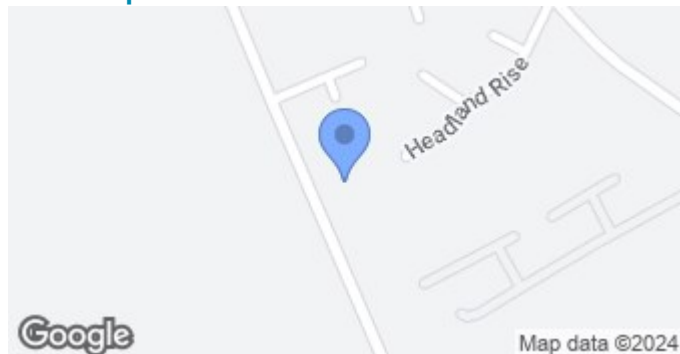


- Unrivalled Sea Views
- Spacious Living Accommodation
- Master Suite with Balcony
 - Orangery
 - Gas Central Heating

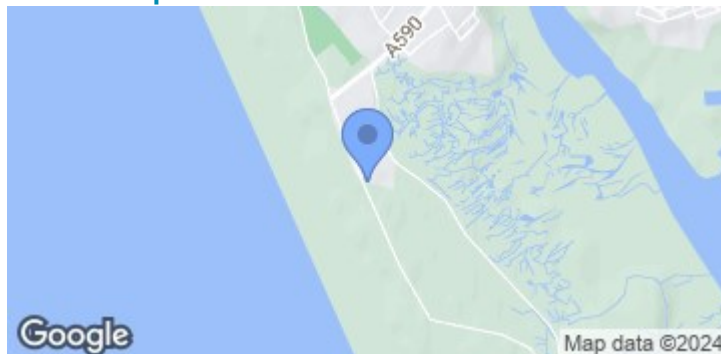
- Extended Family Home
- Ample Off Road Parking
- Three Storey Home
- UPVC Double Glazing
- Council Tax Band - E



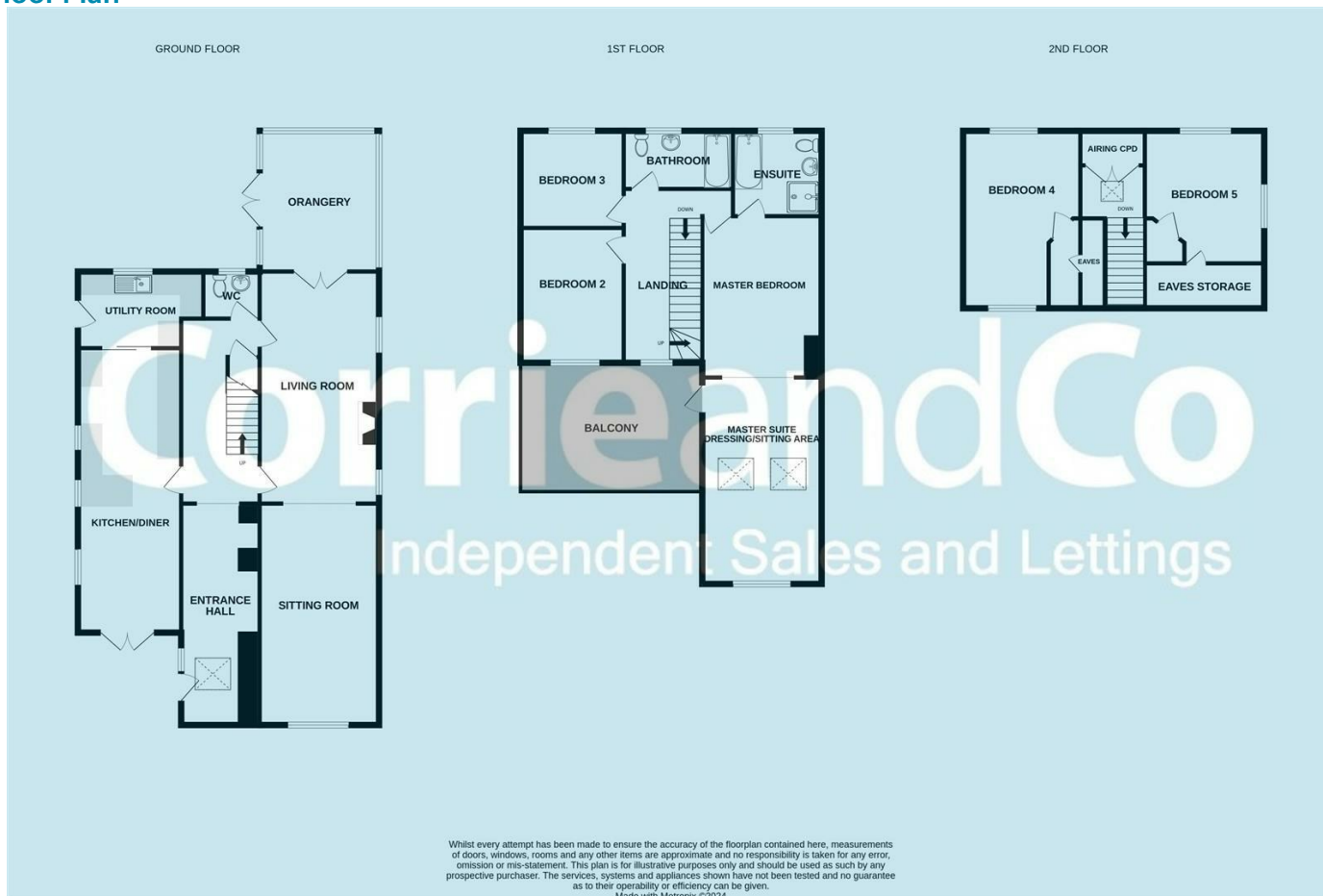
Road Map



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.

