



1 Crozier Close

Barrow-In-Furness, LA13 9QJ

Offers In The Region Of £237,500



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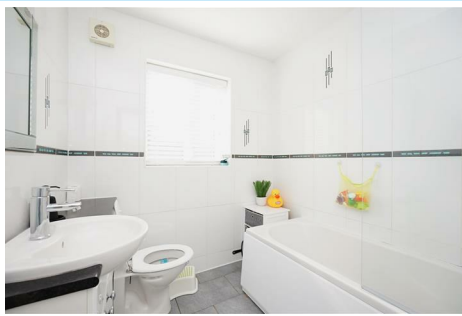
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Delightful 3-bedroom semi-detached property offers a perfect blend of modern living and outdoor enjoyment. The house boasts contemporary décor throughout, providing a fresh and inviting ambiance the moment you step inside. Whether you're a first-time buyer, a growing family, or simply looking for a home that brings a sense of modern comfort, this property is sure to appeal. Offering gardens front and rear and off road parking.

As you approach this stunning three bed semi detached home, you find you enter from the off road parking at the rear and there is a path which leads you to the front door. Upon entering, you are welcomed into a stylish reception room which features a pebble insert gas fire with a wood surround and granite hearth. From the reception room, you have access to the stairs and the kitchen diner. The reception room often opens up to the kitchen diner area reinforcing the home's open-concept design that's perfect for entertaining. The kitchen/diner has been fitted with wall and base shaker style units in light grey with complimentary surfaces and includes integrated appliances such as: a dishwasher, washing machine, dryer, single oven, microwave and induction hob. The french doors offer views to the garden filling the kitchen with natural light and there is ample space for a dining table. The ground floor also features a convenient downstairs WC, adding to the practicality of the home.

Upstairs, three well-proportioned bedrooms offer comfortable living spaces, with each room finished to a high standard, reflecting the modern aesthetic that flows throughout the property. The three piece bathroom includes a bath with a overhead shower attachment and a vanity with WC and sink.

Externally, the property doesn't fail to impress with its beautifully maintained gardens. The front garden sets a welcoming tone, while the rear garden offers a private and serene outdoor space, perfect for relaxation, entertainment, or indulgence in gardening hobbies. There is also two off road parking spaces to the rear of the property.

Lounge

13'3" x 17'5" (4.05 x 5.32)

Kitchen Diner

13'2" x 14'6" (4.03 x 4.44)

Ground Floor WC

4'10" x 3'3" (1.48 x 1.01)

Master Bedroom

13'3" x 11'5" max (4.05 x 3.50 max)

Bedroom Two

13'3" max x 8'6" (4.06 max x 2.61)

Bedroom Three

7'5" x 7'1" (2.27 x 2.18)

Bathroom

7'0" x 6'5" (2.15 x 1.97)



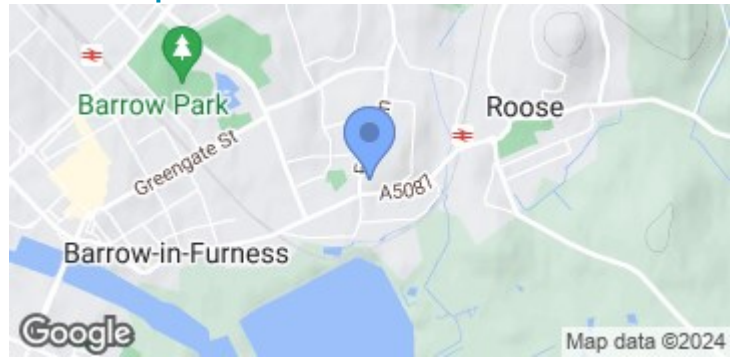
- Ideal for a Range of Buyers
 - Popular Location
 - Garden to Front and Rear
 - Tasteful Décor Throughout
 - Council Tax Band - B
- Modern Fitted Kitchen
 - Off Road Parking
 - Downstairs WC
 - Gas Central Heating
 - Double Glazing



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		7.3	86
		EU Directive 2002/91/EC	