



2a Redoak Avenue

Barrow-In-Furness, LA13 0LE

Offers In The Region Of £425,000



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An impeccably presented modern family home which has been lovingly upgraded and customised to a phenomenal standard by the current owners. The property boasts modern conveniences such as an integral garage, en-suite, utility room and a sociable layout to the ground floor. Benefitting also from close proximity to Yarlside School which makes this an excellent home for a family.





The property boasts excellent kerb appeal. A spacious driveway leads to the property and the occupiers can enjoy the lawned front garden with border shrubberies. An immaculate hallway has been finished in a tasteful manner with patterned tile floor and neutral décor. The oak and white painted staircase ascends to the first floor while oak doors lead to the lounge, kitchen diner and WC which has continuing floor tiles from the hallway. The WC has been fitted with a two piece suite, midnight blue walls and the main focal point of the space is the striking bevelled edge antique mirror herringbone tiled backsplash.

The lounge is a spacious yet homely retreat finished with oak effect laminate flooring, and soft beige walls. The main feature is the central fireplace with TV recess and linear electric fire. Double doors lead through to the dining area. The kitchen diner has been fitted with a good range of wall base and larder cream shaker style cabinets with metallic cup handles and knobs. Butchers block worktops are complimented by a cream subway tile backsplash and white porcelain sink with drainer. Integrated appliances include a double oven with grill, electric four ring hob and curved glass cooker hood. The floors throughout the kitchen diner are finished with woodgrain tiling and the ceilings are fitted with recessed spotlighting. The utility room is a useful additional space with recess for washing machine and fridge freezer as well as storage and worktops.

The first floor landing provides access to all bedrooms and bathroom. The master bedroom is a most spacious and sumptuous space to relax and unwind. Fitted with plush carpeting and calming décor. The en-suite shower room is fitted with a three piece suite comprising of a corner shower, white vanity basin and close couple WC with full tiling to the walls and floor. There are three further bedrooms which are all good of good sizes and a family bathroom. A blend of contemporary and traditional, the bathroom has grey bevelled edge half tiling to the walls, walk in shower with rainfall shower head, roll top claw foot bath, close couple WC and shaker style vanity.

Externally to the rear a low maintenance garden can be enjoyed by all the family. Two patios are finished with slate slab with block edging. Between the patios an artificial lawn creates an ideal space for recreation. The garden is fully enclosed with timber fencing.

Entrance Hall

Lounge

19'6" x 13'6" (5.96 x 4.14)

Kitchen Diner

23'3" x 10'7" (7.09 x 3.24)

Utility Room

11'6" x 4'10" (3.51 x 1.48)

Ground Floor WC

4'9" x 3'8" (1.45 x 1.13)

First Floor Landing

Master Bedroom

16'4" x 13'6" (4.98 x 4.13)

En-Suite to Master

8'1" x 4'8" (2.48 x 1.44)

Bedroom Two

13'7" x 10'6" (4.16 x 3.22)

Bedroom Three

11'7" x 12'4" (3.54 x 3.77)

Bedroom Four

13'0" x 9'7" (3.98 x 2.94)

Bathroom

6'10" x 9'4" (2.10 x 2.86)

Integral Garage

18'1" x 10'9" (5.53 x 3.28)



- Spacious Modern Home
 - Utility Room
 - Close to School
- Solar Panels & EV Charging Point
- Gas Central Heating

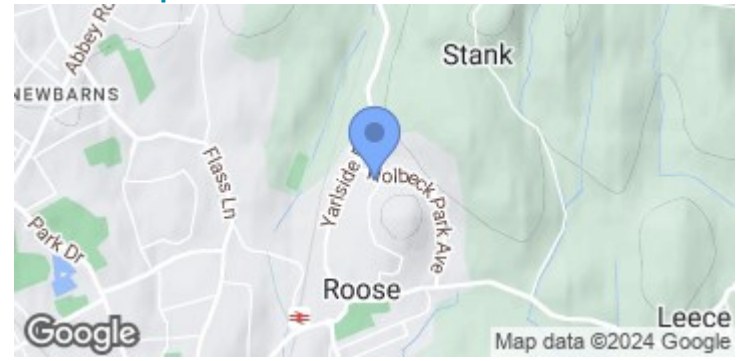
- Kitchen Diner
- Integral Garage
- Desirable Location
- UPVC Double Glazing
- Council Tax Band - E



Road Map



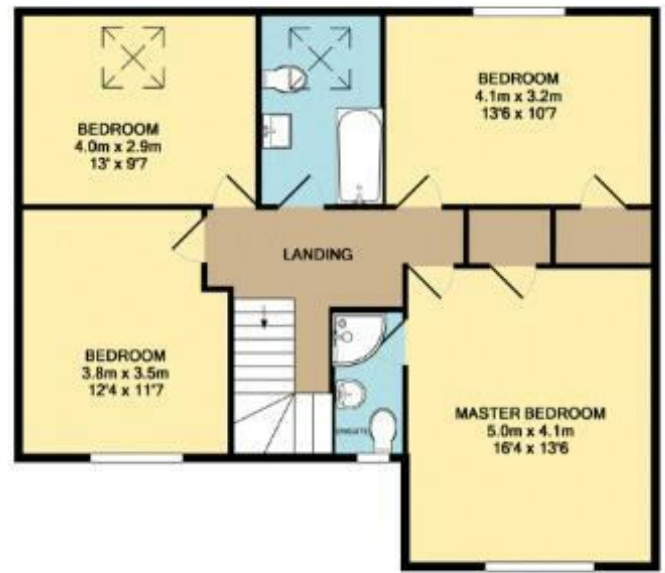
Terrain Map



Floor Plan



GROUND FLOOR



1ST FLOOR

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		89	89
		EU Directive 2002/91/EC	