

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 23 Tamworth Drive

Barrow-In-Furness, LA13 0GQ

Offers In The Region Of £225,000



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# 23 Tamworth Drive

Barrow-In-Furness, LA13 0GQ

## Offers In The Region Of £225,000



*Positioned in a highly desirable area close to local amenities, this end-of-terrace home boasts four well-appointed bedrooms, making it the perfect choice for families. Its neutral interior design ensures a welcoming atmosphere that is easy to personalize, offering a blank canvas for new homeowners. Ready to be moved into, this property is accentuated by a charming patio garden at the back, providing a space for outdoor enjoyment and gatherings.*

As you enter the property you arrive into the hallway which provides access to the lounge, kitchen, WC and staircase. The lounge is a generous size has been neutrally decorated with white painted walls, wood effect laminate flooring and provides access into the conservatory. The conservatory is a great addition to the property and provides an indoor outdoor feel. It also has patio doors which provides access to the garden. The kitchen has been fitted with cream wall and base units with wood effect laminate wall and base units with white subway brick tiled splashback. The integrated appliances include a single oven, gas hob, stainless steel extractor fan and fridge freezer.

To the first floor there are two bedrooms and a family bathroom. Both bedrooms are a generous size and have been neutrally decorated and fitted with carpeting. The bathroom has been fitted with a three piece suite comprising of a WC, pedestal sink and a bath with an over bath thermostatic shower attachment.

To the second floor there are an additional two bedrooms and an ensuite. Both bedrooms have again been neutrally decorated with white painted walls and carpeting. The ensuite has been fitted with a three piece suite comprising of a WC, pedestal sink and a shower cubicle.

To the rear of the property there is a low maintenance patio garden ideal for outdoor seating and relaxation.

### Lounge

12'0" min 15'3" max x 12'6" (3.66 min 4.65 max x 3.82)

### Kitchen

6'3" x 11'11" (1.92 x 3.64)

### Conservatory

9'6" x 9'3" (2.91 x 2.82)

### Ground Floor WC

2'7" x 5'10" (0.80 x 1.80)

### Bedroom Three

12'7" x 10'4" (3.84 x 3.16)

### Bathroom

6'3" x 6'2" (1.91 x 1.90)

### Bedroom Two

12'6" x 12'2" (3.82 x 3.72)

### Bedroom One

12'5" x 14'7" (3.80 x 4.47)

### En Suite

6'4" x 4'5" (1.94 x 1.35)

### Bedroom Four

8'0" x 6'5" (2.46 x 1.98)



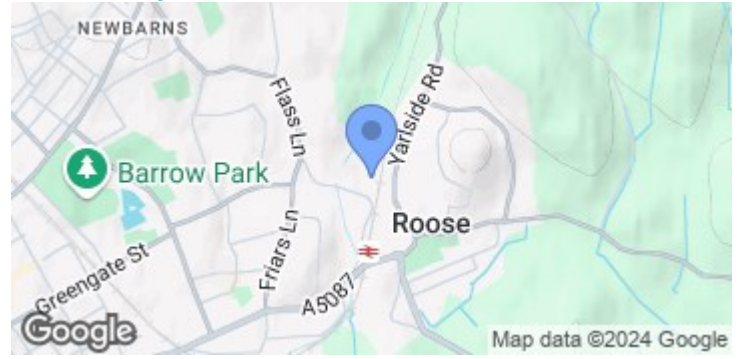
- Ideal Family Home
- Neutral Decor Throughout
- Close to Amenities
- Gas Central Heating
- Popular Location
- Patio Garden
- Double Glazing
- Council Tax Band - C



## 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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	