



## 7 Friars Lane

Barrow-In-Furness, LA13 9NP

Offers In The Region Of £150,000



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# 7 Friars Lane

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*Situated in a popular location this three bedroom semi detached home offers the opportunity to truly make this property your own. Wrap around gardens offer ample outside space and the detached single garage provide secure off road parking. Located close to schools, shops and transport links, this property benefits from excellent convenience.*

Surrounded by hedging for increased privacy, the gated front garden flows to the side and provides access to the front door. The hallway benefits from an under stairs storage cupboard and leads to the lounge which has been finished in a traditional style with picture rails, covings and gas fire with granite back and hearth and dark wood surround. The kitchen diner boasts triple aspect windows with an ample sized dining area. The kitchen has been fitted with a good range of traditional wall and base cabinets with black granite style laminate worktops and integrated appliances include a double oven and four ring gas hob.

To the first floor are three well proportioned bedrooms, two doubles and a single. The shower room has been fitted with a three piece suite comprising a walk in shower, close couple WC and pedestal sink. The walls have been finished with low maintenance cream colours vinyl cladding.

Externally, to the rear there is a spacious patio area which is open to the side garden. The garden provides access to the single detached garage which has an up and over door and single pedestrian door.

## Lounge

10'10" x 12'11" (3.32 x 3.95 )

## Kitchen Diner

20'1" x 10'5" (6.14 x 3.18 )

## Bedroom One

10'5" x 9'4" (3.20 x 2.87 )

## Bedroom Two

10'11" x 9'5" (3.33 x 2.88 )

## Bedroom Three

10'1" x 7'6" (3.09 x 2.31 )

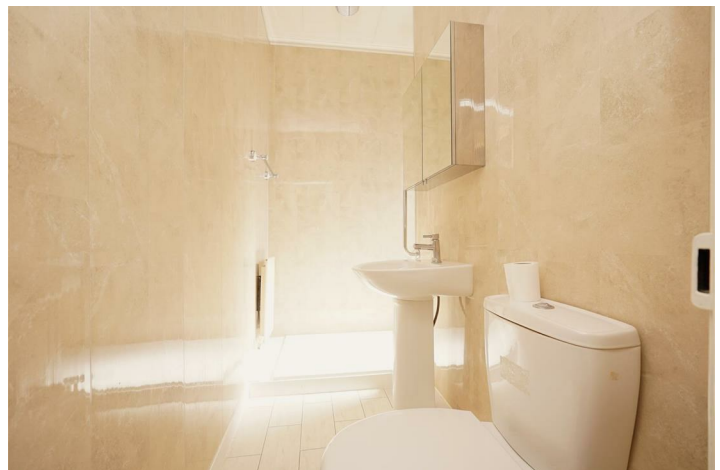
## Shower Room

8'0" x 3'4" (2.45 x 1.04 )

## Detached Garage



- Popular Location
- Close to Schools
- Gas Central Heating
- Some Modernisation Required
- Detached Single Garage
- Good Transport Links
- Wrap Around Gardens
  - Double Glazing
  - Close to Shops
- Council Tax Band - A



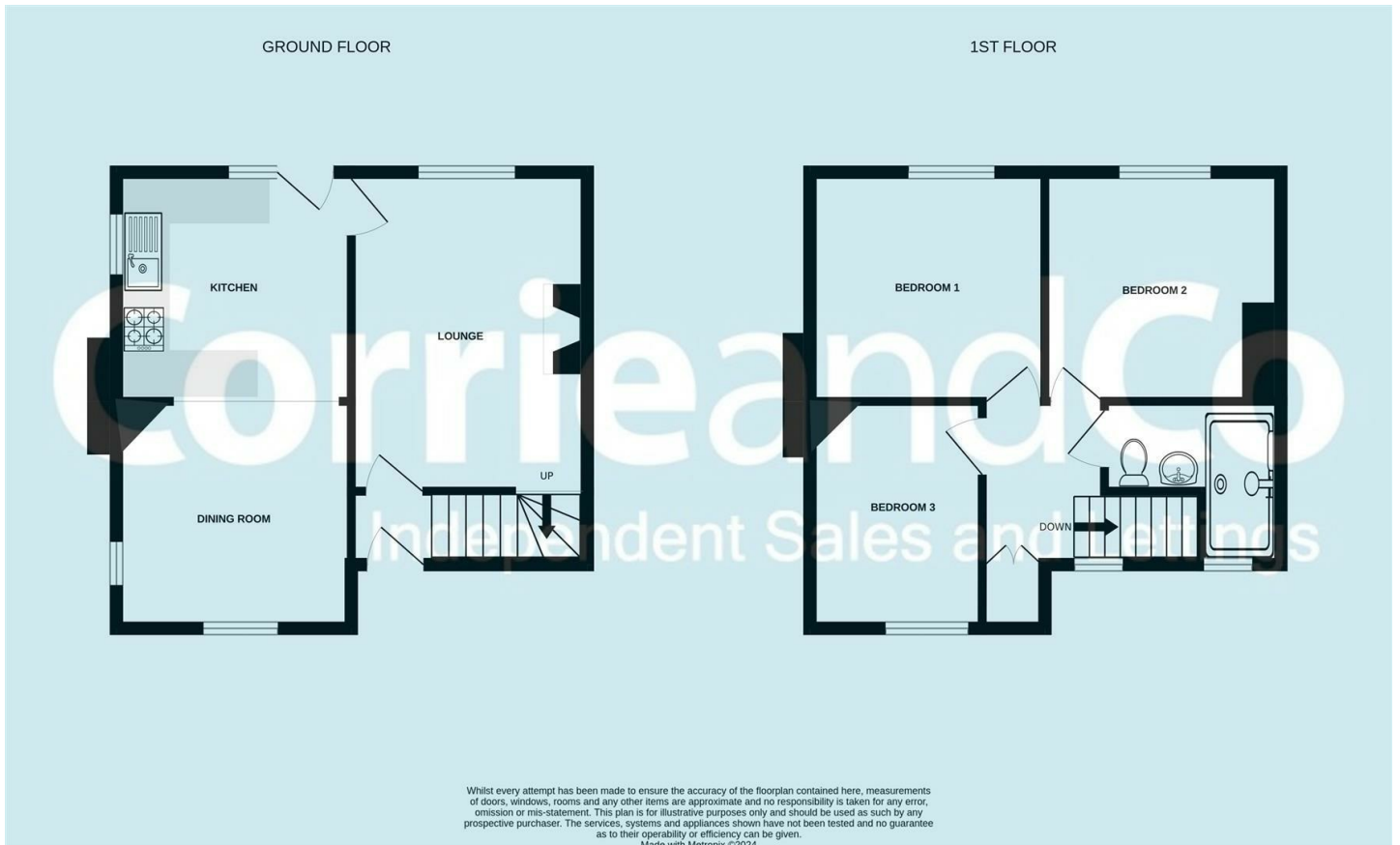
## Road Map



## 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.

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