



## 9 Yewdale Avenue

Barrow-In-Furness, LA14 4PQ

Offers In The Region Of £240,000



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# 9 Yewdale Avenue

Barrow-In-Furness, LA14 4PQ

## Offers In The Region Of £240,000



*This three bedroom semi-detached property, ideally located in a sought-after area close to local amenities, offers a fantastic opportunity for a variety of buyers. With no onward chain, the home features off-road parking, a garage, and gardens at both the front and rear. The spacious, light, and airy interiors provide a perfect canvas for modernisation, allowing you to create your dream home.*

This three bedroom semi-detached property, ideally located in a sought-after area close to local amenities and the local hospital, which is ideal for a range of different buyers. On the approach to the property it offers off road parking, alongside a garage at the end of the drive. As you enter the property the entrance hall leads onto the lounge which has a large open bay window allowing plenty of light into the room. The room also boast a central feature fireplace.

The kitchen is open and light with wooden effect base and wall units with black laminates work surfaces, with a silver stainless sink. The boiler is situated within the kitchen, by the back door which leads into the garden.

There are three bedrooms within the property, all with wooden floor boards, and plastered wall, ready to put a personal touch on the rooms. The toilet is in a separate room from the shower and sink. The shower is a good size with a light grey panelling around the room.

The rear garden has ample size for entertaining or family activities, there are many high trees to make the garden private, as seen in the photos the garden does have the sun throughout the day.

### Entrance hallway

4'10" x 15'9" (1.48 x 4.81 )

### Reception

12'1" x 16'6" (3.69 x 5.04 )

### Kitchen

10'4" x 9'7" (3.17 x 2.93)

### Bedroom one

10'5" x 9'9" (3.19 x 2.98 )

### Bedroom two

13'6" x 10'0" (4.14 x 3.05 )

### Bedroom three

6'10" x 10'5" (2.10 x 3.19 )

### Shower room

5'2" x 5'1" (1.60 x 1.56 )

### Seperate wc

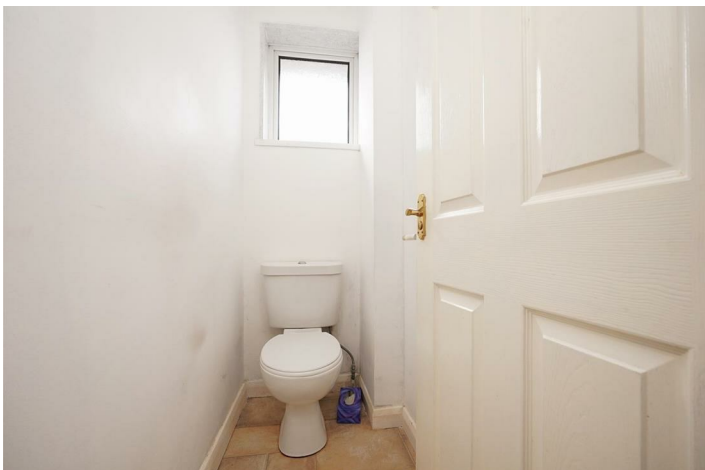
2'9" x 5'3" (0.84 x 1.62 )

### Garage

10'5" x 18'10" (3.18 x 5.75 )



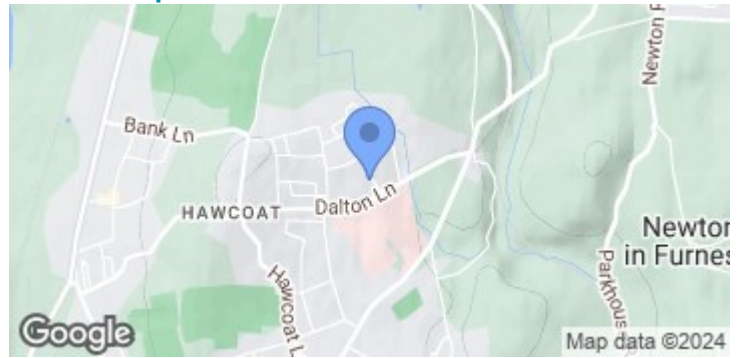
- Ideal for a Range of Buyers
  - Close to Amenities
  - No Onward Chain
  - Off Road Parking
- Sought after Location
- Garden to Front and Rear
  - Garage
- Council Tax Band - C



## Road Map

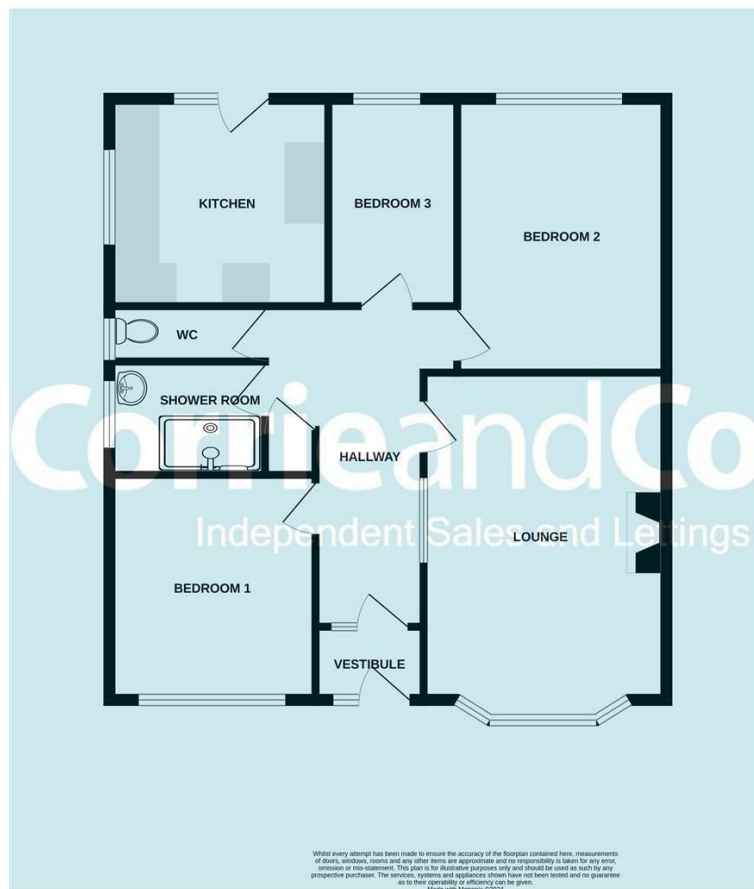


## Terrain Map



## Floor Plan

GROUND 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	