

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



8 Sedgefield Road

Barrow-In-Furness, LA13 0TN

Offers In The Region Of £175,000



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Situated in a quiet residential location, this property offers the perfect blend of modern finishes and homely charm. The well-presented interior is complemented by off-road parking for multiple vehicles, ensuring convenience for homeowners and their guests. Additionally, the property features a lovely garden, providing a tranquil outdoor space to relax and unwind. Whether you're looking to settle down in a peaceful location or seeking a property that is well maintained and move-in ready, this mews house ticks all the boxes.

Set back from the road this is a most charming mews property. Off road parking leads to a front garden which is laid mostly to lawn with a central pathway leading to the property which is finished with an attractive combination of brick and render.

Internally, a hallway leads in to the lounge which has been neutrally decorated and fitted with Oak effect laminate flooring and boasts a central feature fireplace with off-white surround. The white painted spindled staircase ascends to the first floor. A sociable kitchen has been fitted with a good range of wall and base cabinets in two tone charcoal and pale grey with complimentary grey worktops and charcoal shade subway tile backsplash. The fridge freezer, oven and washing machine are included in the sale of the property. Additionally there is a breakfast bar area for casual dining. The ground floor extension accommodates a dining room which has been tastefully decorated and benefits from laminate flooring. The room enjoys an outlook of the garden.

To the first floor you will find two well proportioned bedrooms. The master bedroom is located to the rear with twin windows overlooking the garden. The room has been decorated with taupe shade painted walls and plush carpeting. The second bedroom situated at the front of the property has been finished with pale grey walls and blue carpeting with the advantage of a useful over stairs storage cupboard. The family bathroom is fitted with a contemporary suite comprising a bath with over bath rainfall shower and glass screen, charcoal grey high gloss vanity with sink and WC and full tiling to the walls.

Externally, to the rear, the patio garden is a fantastic low maintenance space to relax and unwind. The enclosed garden offers security and privacy and a back gate offers access to the adjacent parking area via the rear alleyway.

Lounge

14'6" x 9'6" min 12'4" max (4.44 x 2.90 min 3.78 max)

Kitchen

12'4" x 9'2" (3.77 x 2.80)

Dining Room

7'6" x 9'3" (2.30 x 2.84)

Master Bedroom

9'4" x 12'4" (2.87 x 3.78)

Bedroom Two

12'5" x 7'10" (3.79 x 2.40)

Bathroom

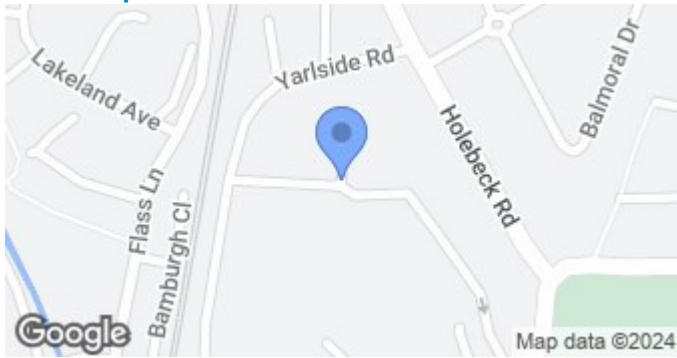
5'5" x 6'3" (1.67 x 1.93)



- Quiet Location
- Ideal Location
- Extended Ground Floor
- Driveway & Additional Parking
- Double Glazing
- Close to Station
- Modern Home
- Rear Garden
- Gas Central Heating
- Council Tax Band - B



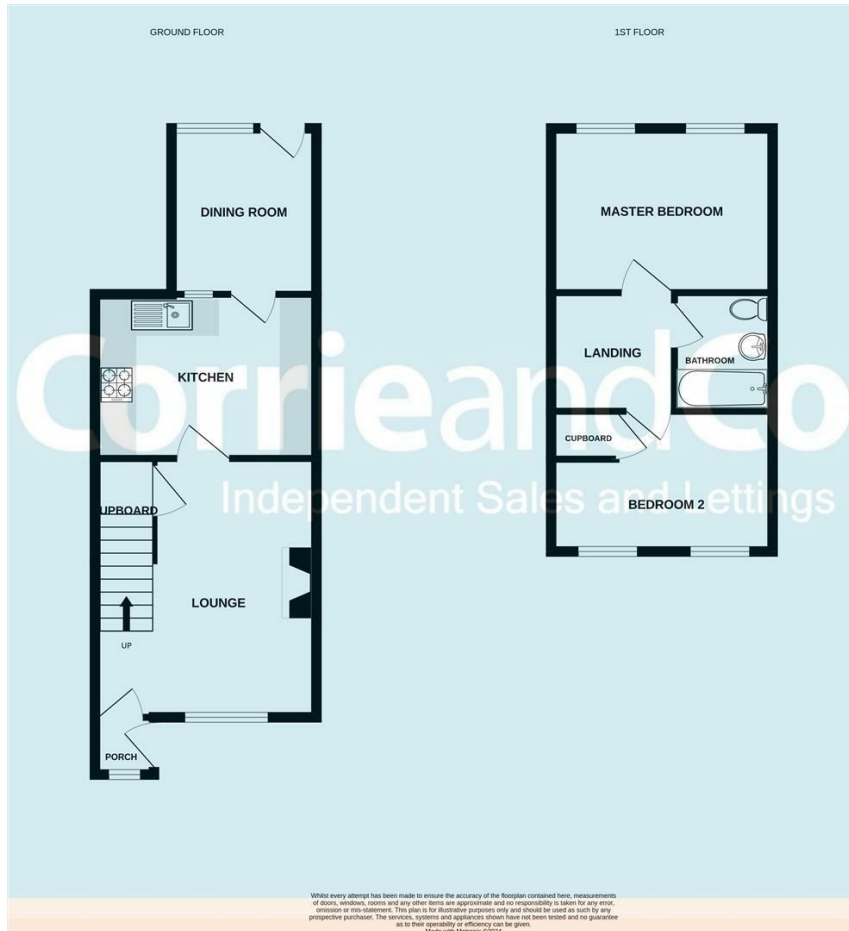
Road Map



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			88
(81-91) B		73	
(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	