

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 18 Stoneleigh Close

Barrow-In-Furness, LA13 9UR

Offers In The Region Of £446,000



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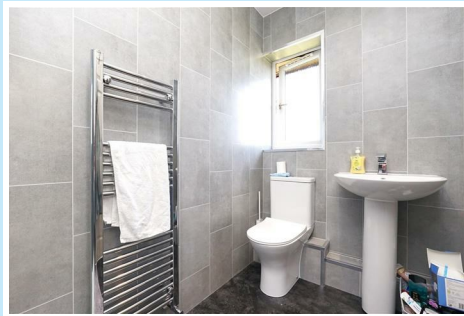
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# 18 Stoneleigh Close

Barrow-In-Furness, LA13 9UR

## Offers In The Region Of £446,000



***This attractive residential cul-de-sac location could be the perfect setting for your new home. The delightful detached house boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, making it an ideal family home with plenty of space for everyone. The wrap-around garden is a lovely addition, offering a private outdoor space where you can relax and enjoy the fresh air. The neutral decor throughout the house provides a blank canvas for you to add your personal touch and make it truly your own.***

As you approach the property at the head of the cul-de-sac, at first sight you notice the wrap around garden and convenience of off road parking, and a large double garage with a full width up an over door.

Upon entering, you are welcomed into the hallway, which boasts decorative cornice moulding and a neutral décor, giving access to the downstairs WC, the reception room, the dining room, the kitchen and the stairs.

The downstairs WC has been fitted with a low level flush WC and pedestal sink and is fully tiled.

Leading into the spacious family reception, you find a coal effect living flame gas fire to the centre of the room, with a decorative cream wooden surround and a marble effect hearth. There is an arch way between the reception room and the dining room, where you will find ample space for a family sized dining table and the room features a set of patio doors to the rear. You can access the hallway from the dining room through the glazed door.

The kitchen has been fitted with a good range of wall and base units in grey, with marble effect laminate work surfaces and grey laminate flooring. The integral appliances include a built in oven and hob with filter, dishwasher and a recess point for a washing machine. The kitchen benefits of an open arch flowing into the conservatory which supply's wonderful natural light with an all glass ceiling taking in the views of the rear garden. There is a door to the garage for integral access from the conservatory.

To the first floor, you have your first bedroom to the left. This generous sized double rooms sits above the garage. It's light and neutral with views of the gardens to the side and fields to the front. There are two more spacious bedrooms down the hallway, both overlooking the gardens. The spacious master bedroom is to the front aspect of the property and benefits from a shower ensuite.

The modern decorated four piece bathroom suite comprises of a walk-in shower, a vanity sink, a free standing bath and a WC.

Externally there is a lovely wrap around garden. Mostly lawn with a mixture of trees and shrubbery that have been lovingly planted to give a pleasant display year in year out.

### Reception

15'5" x 13'6" (4.70 x 4.14)

### Dining Room

13'8" x 9'5" (4.19 x 2.88)

### Kitchen

10'4" x 10'6" (3.17 x 3.22)

### Conservatory

### Downstairs Wc

6'5" x 3'6" (1.96 x 1.07)

### Bedroom One

12'0" max x 20'6" max (3.66 max x 6.26 max)

### Bedroom Two

17'7" max x 18'0" max (5.36 max x 5.49 max)

### Bedroom Three

11'2" x 10'6" (3.41 x 3.21)

### Bedroom Four

9'1" x 7'6" (2.77 x 2.31)

### Ensuite

4'5" x 8'1" (1.35 x 2.47)

### Bathroom

11'0" x 6'5" (3.37 x 1.98)

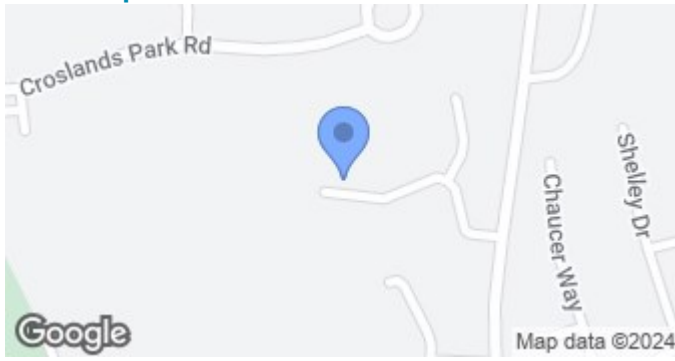
### Garage



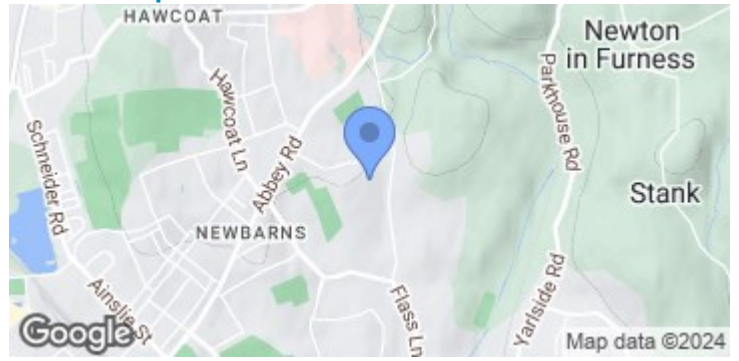
- Detached Property
- Neutral Decor Throughout
  - Off Road Parking
  - Ideal Family Home
  - Gas Central Heating
- Wrap Around Garden
- Quiet Cul-De-Sac Location
  - Garage
  - Double Glazing
  - Council Tax Band - F



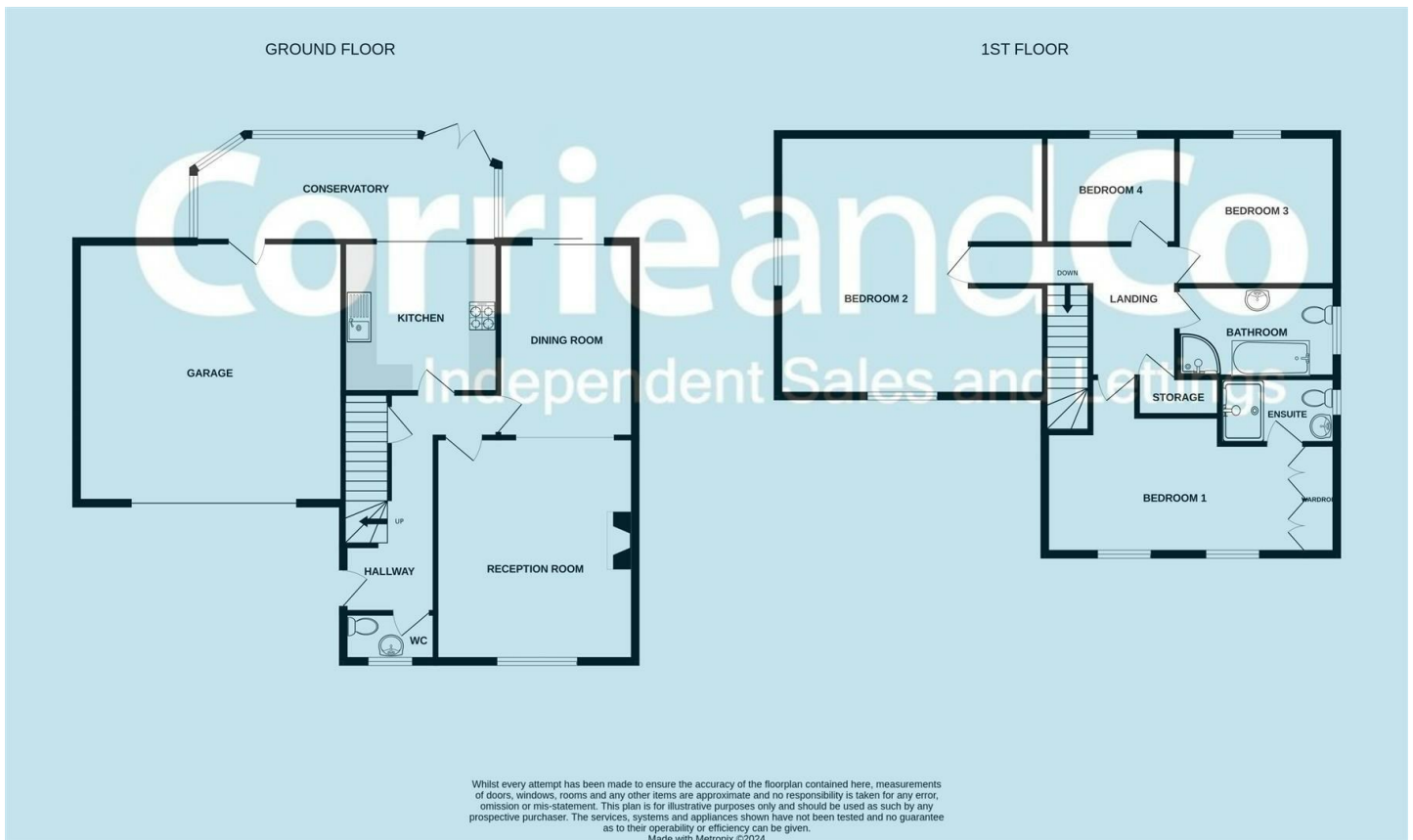
## Road Map



## 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.

