

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



17 Holbeck Park Avenue

Barrow-In-Furness, LA13 0LQ

Offers In The Region Of £265,000



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This spacious four-bedroom detached house offers ample living space with two reception rooms, perfect for entertaining guests or simply relaxing with your family. Situated in a desirable location near Yarlside School, this property is ideal for families with children. The house boasts gardens, off-road parking and an integral garage. Although this property is in need of modernisation, it presents a fantastic opportunity for you to put your own stamp on it and create the home of your dreams. Imagine the possibilities of transforming this house into a stylish and comfortable living space tailored to your tastes and preferences.

A double driveway and garden lead to the imposing detached home with integral garage. The porch provides a useful area for storage and flows in to a spacious hallway. The living room is situated to the front of the property and benefits from a central feature gas fireplace with marble hearth and wood surround. The dining room is accessed via a sliding door from the living room with an outlook of the garden. The kitchen is of a good size and has been fitted with a good range of oak style wall and base cabinets with granite effect laminate worksurfaces and ample space for freestanding appliances. The ground floor also benefits from a WC with vanity basin and storage.

To the first floor a central landing provides access to four well proportioned double bedrooms and a shower room which has been fitted with a large walk-in shower, close couple WC and pedestal sink with full cream marble effect tiling to the walls. At the rear of the home you will find a good size garden which offers an excellent opportunity for personalisation.

Porch

Entrance Hall

Living Room

17'6" x 11'5" (5.35 x 3.48)

Dining Room

9'1" x 10'1" (2.77 x 3.09)

Ground Floor WC

3'10" x 5'10" (1.17 x 1.79)

Kitchen

12'0" x 8'11" (3.68 x 2.73)

First Floor Landing

Bedroom One

16'5" x 11'11" max 6'7" min (5.02 x 3.64 max 2.01 min)

Bedroom Two

12'11" x 10'5" (3.94 x 3.18)

Bedroom Three

11'3" x 10'4" (3.44 x 3.17)

Bedroom Four

9'2" x 9'10" (2.81 x 3.02)

Shower Room

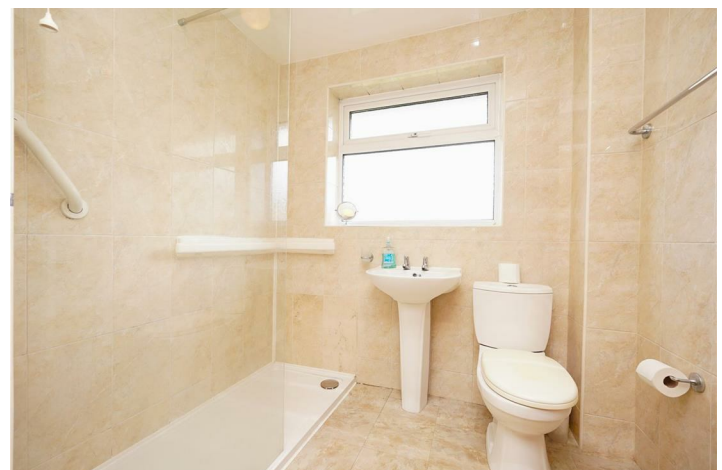
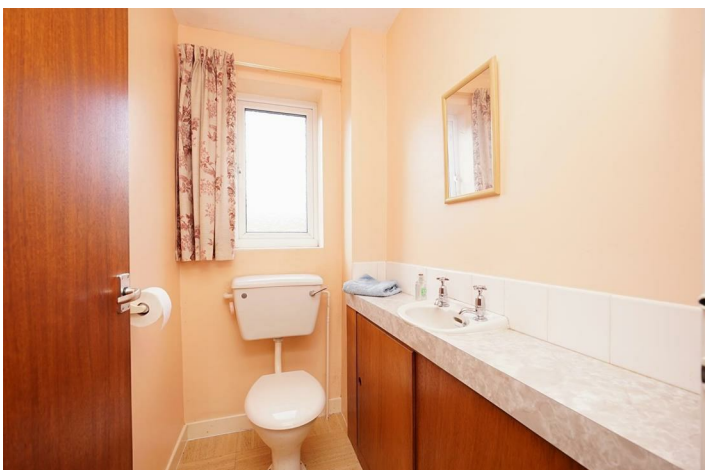
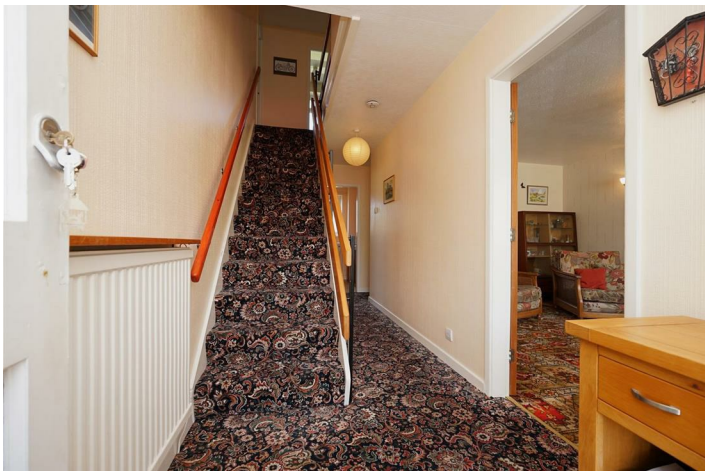
5'6" x 6'10" (1.68 x 2.10)

Integral Garage



- Highly Desirable Location
 - Excellent Potential
 - Ground Floor WC
- Close to Yarlside School
 - Double Glazing

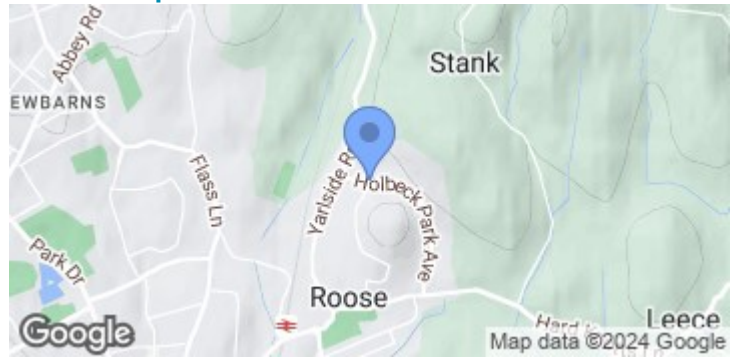
- Spacious Home
 - Gardens Front and Rear
- Off Road Parking and Garage
 - Gas Central Heating
 - Council Tax Band - D



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.

