

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 20 Grey Friar Close

Barrow-In-Furness, LA13 0TW

Offers In The Region Of £270,000



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# 20 Grey Friar Close

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## Offers In The Region Of £270,000



*Situated within a highly popular cul-de-sac within the Holbeck and Yarlside area this two bedroom detached true bungalow is a fine example of modern open plan single storey living. Beautifully cultivated gardens offer a superb space to enjoy. The bungalow also offers conveniences of a utility area, WC and spacious kitchen.*

On approach this detached bungalow boasts excellent kerb appeal with an attractive and well maintained garden and driveway. Entering the home you will be greeted by a welcoming hallway with modern two piece WC. Also from the hallway you will find two tastefully decorated double bedrooms, a utility room and shower room with a three piece suite comprising; a walk in shower, WC and wood style vanity. At the end of the hallway you will find a beautifully finished open plan kitchen, living, dining room with laminate flooring and tasteful décor. The living area boasts an electric fire and French doors to the conservatory. The dining area flows on to the kitchen which has been fitted with a good range of duck egg blue high gloss slab wall and base cabinets with laminate worktops. Integrated appliances include; double oven, larder fridge freezer, dishwasher, washing machine. The conservatory is an excellent addition and benefits from a solid 'warm roof'. The gardens are a real asset to this home and boast a good size lawn, patio and colourful flower beds and shrubberies.

### Entrance Hall

### Open Plan Kitchen & Living

29'1" x 15'11" (8.89 x 4.86 )

### Conservatory

8'1" x 10'11" (2.48 x 3.33)

### Utility Room

6'3" x 5'5" (1.91 x 1.67 )

### Bedroom One

10'6" x 8'7" (3.21 x 2.63 )

### Bedroom Two

10'7" x 8'6" (3.23 x 2.61 )

### Shower Room

5'6" x 5'11" (1.69 x 1.82 )

### Separate WC

4'3" x 4'0" (1.32 x 1.24 )



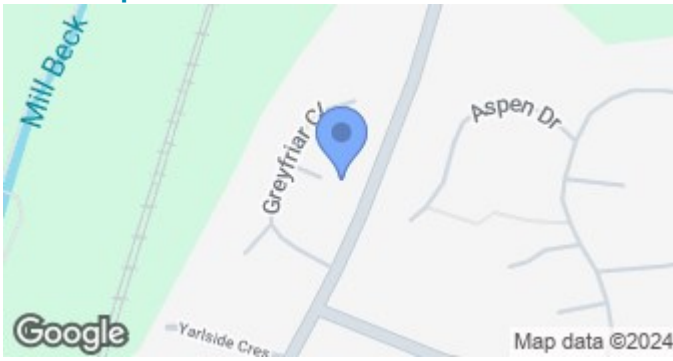


- Open Plan Living
  - Modern Finishes
    - Utility Area
    - Gardens
  - Double Glazing
- True Bungalow
  - Separate WC
  - Off Road Parking
  - Gas Central Heating
  - Council Tax Band - C

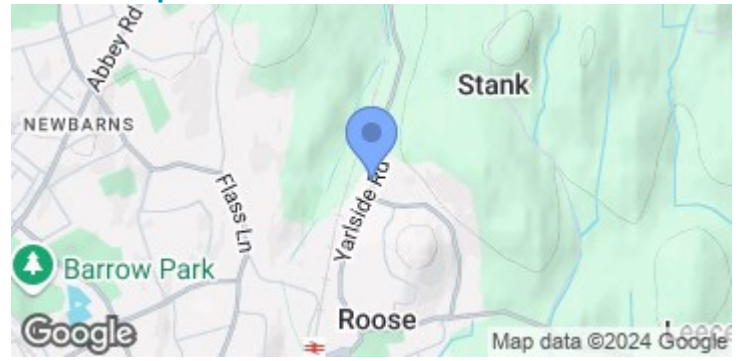




## Road Map



## Terrain Map



## Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyHome3D.co.uk

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	