



12 Liddle Close

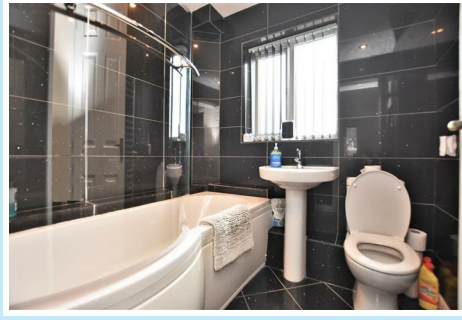
Barrow In Furness, LA13 0SW

Offers In The Region Of £259,950



This is a superb, extended quality home within a great location for a family within a cul de sac. The property lends itself perfectly to a family with the open plan, modern living accommodation to the ground floor. To the rear of the property is a patio area offering plenty of space for garden furniture as well as a good sized area being laid to artificial grass. The property benefits from having a double detached garage and an en suite to the master bedroom. Viewings strongly recommended.





Entrance Hall

Extends to 3.10m. Single radiator, one double power point, smoke alarm and telephone point. Ceramic flooring. Lovely cream décor. The hallway provides access to the spindled stairs.

Ground Floor Cloaks

4'7" x 3'0" (1.40 x 0.93)

UPVC double glazed window. Modern and contemporary suite in white with chrome fittings that has been fitted with a low level dual flush WC, a shaped vanity basin with mixer tap. It has been finished with full tiling to the walls of a black quartz style. Within you will find a single radiator with thermostat and extractor fan.

Reception One

10'7" x 15'6" (3.23 x 4.73)

There is a superb open plan and modern family lounge. The central feature of the room is the contemporary living flame gas fire with inset log, glazed panel, outer granite surround. The room has a double radiator panel, four double power points, a telephone point and TV aerial. Door to the useful under stairs cupboard and there is open access to reception room two.

Reception Two

10'7" x 15'3" (3.24 x 4.66)

Two UPVC double glazed windows to the rear with outlooks to the garden. This is a valuable and substantial extension to the property, part vaulted ceiling and with three double glazed Velux windows and eight halogen lights. Again a lovely and versatile family room. The French doors lead into the super garden. Twin UPVC double glazed French doors to the rear aspect. Within you will find a panel radiator with thermostat and four double power points.

Kitchen Diner

24'11" x 8'4" (7.61 x 2.55)

The kitchen has been fitted with a good range of modern and attractive shaker style, beech shaded, base and wall units, soft close drawers brushed steel handles and granite pattern work surfaces with grey and beige shades. Grey shaded composite sink with chrome mixer tap and inset drainer.

Fitted appliances within consist of a stainless extractor hood with fan and light, stoves, a five ring hob with wok burner, and a fan assisted double oven with grill, light and timer. There is also an integrated slim line dishwasher, recess and plumbing for washing machine, a double radiator with thermostat, brushed steel power points and TV aerial socket. 18 halogen ceiling lights, a larder unit with the gas boiler. There is ample space for a dining suite and a breakfast bar area. This is an ideal family kitchen.

Stairway Details

The lovely painted staircase leads from the side of the hallway to the first floor landing.

First Floor Landing

With painted bannister and spindles. Single radiator with thermostat, one power point and smoke alarm. Access to the

insulated loft. Décor of cream. Colonial style modern doors are to the bedrooms and bathroom.

Bedroom One

18'3" x 7'3" (5.57 x 2.21)

With UPVC double glazed windows, facing the side elevation. This is another super and extended room. The bedroom has a panel radiator with thermostat, six double power points, telephone point and TV aerial with satellite feed. Finished with 13 halogen ceiling lights and with zoned dimmers. The room benefits from a good ceiling height of 2.40m. With cream décor this is an impressive bedroom.

En Suite Shower Room

3'5" x 7'1" (1.06 x 2.16)

With front facing opaque double glazed window. This is a modern three piece suite in white with chrome fittings that has been fitted with a low level dual flush WC, 'D' shaped wash basin with pedestal and mixer tap, and a glazed shower cubicle with thermostat 'bar' shower and flexi track spray. Complementary full tiling in a lovely black quartz style with sparkle pattern. Within there is an extractor fan with integral light, halogen lights. Chrome vertical tubular ladder style radiator.

Bedroom Two

15'5" x 6'5" (4.71 x 1.96)

With two UPVC double glazed windows, opening pane, faces the rear and the garden. Within the bedroom, two radiators with thermostats, three double power points and TV aerial with satellite feed. Six halogen ceiling light with dimmer switch. Décor of cream.

Bedroom Three

6'6" x 8'10" (1.99 x 2.70)

With UPVC double glazed window, faces the rear aspect. Single radiator with thermostat and three double power points. Four halogen ceiling lights and dimmer switch. An individual and quality family lounge.

Bathroom

6'4" x 5'8" (1.94 x 1.74)

With UPVC double glazed window to the front aspect. Fitted modern and contemporary style suite in white with chrome fittings. Low level 'P' shaped bar with matching side panels, over bath thermostatic shower with flexi track spray and curved glazed shower screen. Low level dual flush WC and 'D' shaped wash basin with pedestal and mixer tap. Full tiling of black quartz with sparkle. Chrome vertical tubular, ladder style radiator. Five halogen ceiling lights. Extractor fan.

Detached Double Garage

18'4" x 17'8" (5.60m x 5.40m)

Double block built detached garage with two up and over doors. Composite side door, light and power. Exterior water tap. Loft space with boarding.



- Detached Family Home
- Front And Rear Gardens
 - Deceptive
 - Double garage
- Cul-de-sac Location
- Ideal For A Number Of Buyers
 - Off Road Parking
 - Extended
- Council Tax Band - D



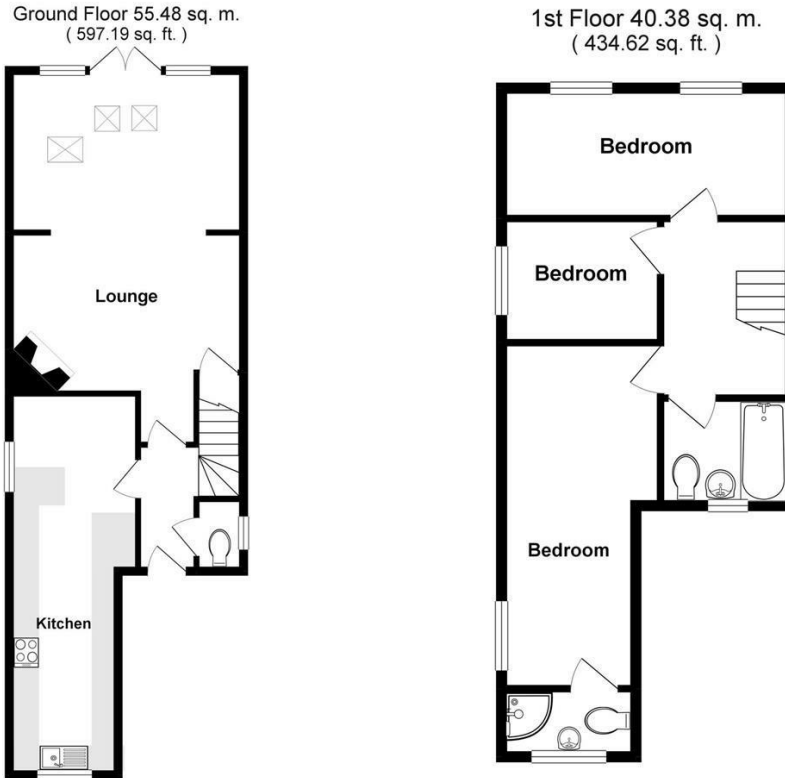
Road Map



Terrain Map



Floor Plan



TOTAL FLOOR AREA: 95.86 sq. m. (1031.81 sq. ft.) approx.

While 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 misstatement. 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 Mapigo ©2019



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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			
(81-91) B			
(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	