

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



53 Mulberry Way

Barrow-In-Furness, LA13 0RR

Offers In The Region Of £260,000



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Situated to the head of the cul-de-sac in this highly desirable location on the fringes of the town. The property boasts the advantages of a private rear garden and views across Barrow as far as the Irish Sea and Piel Island. The home is well proportioned with accommodation spread over two floors.

To the head of the cul-de-sac this family home sits imposingly nestled in to the hillside. To the front of the home a block paved driveway, lawn and pathway flow to the entrance staircase.

The hallway provides access to all main floor areas including; the lounge, kitchen diner, two bedrooms and family bathroom. The lounge has been decorated in neutral tones with Oak shade flooring and central feature electric fireplace with wood surround. Patio doors lead directly to the rear garden. The kitchen diner has been fitted with a good range of Oak shade shaker style wall and base cabinets with breakfast bar peninsula and complimentary black laminate worktops and white subway tile backsplash. There is ample space for a dining table and a single door provides access to the rear garden. The second and third bedrooms are both tastefully decorated and boast excellent views over the town. The family bathroom has been fitted with a three piece suite comprising; a 'P' shaped bath with shower attachment, vanity sink and WC.

The lower ground floor hallway leads to the Master suite which boasts an excellent size bedroom with outlook over the garden. The en-suite shower room has been fitted with a three piece suite comprising; a shower cubicle, pedestal sink and close couple WC. The integral garage leads to the utility room with space for storage and whitegoods.

To the rear of the home an immaculately presented tiered garden boasts various seating areas, mature hedges and flower beds. Access can be gained to the side of the property.

MAIN FLOOR

Lounge

11'6" x 16'9" (3.52 x 5.12)

Kitchen Diner

11'7" x 15'10" (3.54 x 4.84)

Bedroom One

16'1" x 12'5" (4.92 x 3.79)

Bedroom Three

7'1" x 9'3" (2.18 x 2.84)

Family Bathroom

6'7" x 5'5" (2.01 x 1.67)

LOWER GROUND FLOOR

Bedroom Two

12'7" x 12'9" (3.84 x 3.89)

En-suite

6'6" x 7'1" (1.99 x 2.17)

Integral Garage

16'3" x 9'10" (4.97 x 3.02)

Utility Room

6'7" x 8'10" (2.02 x 2.71)



- Cul-de-sac Location
- Gardens Front and Rear
- Gas Central Heating
 - Great Views
 - Utility Room
- Master With En-suite
- Off Road Parking and Garage
 - Double Glazing
 - Council Tax Band - D
 - Close to Schools



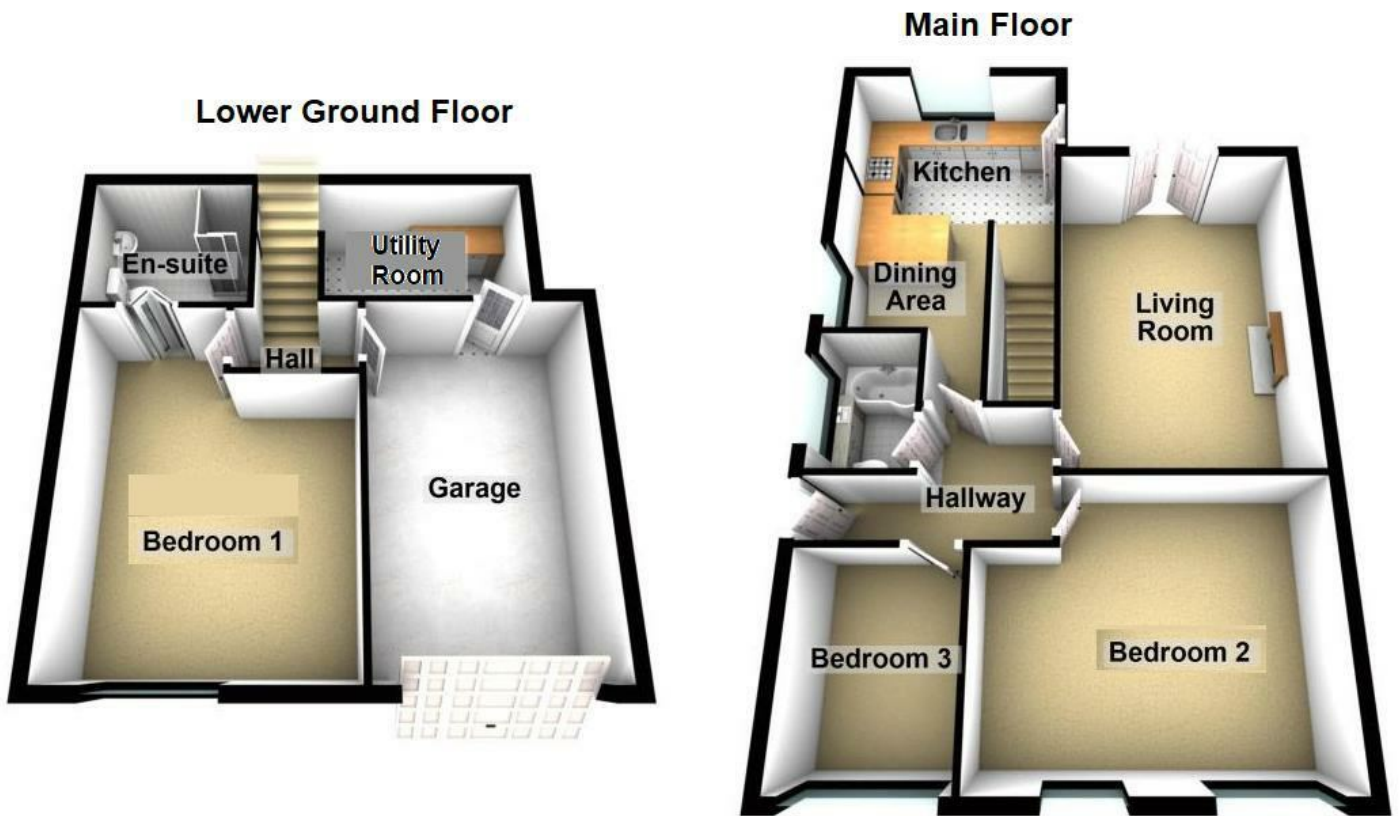
Road Map



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.

