

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



90 Yarlside Road

Barrow-In-Furness, LA13 0EU

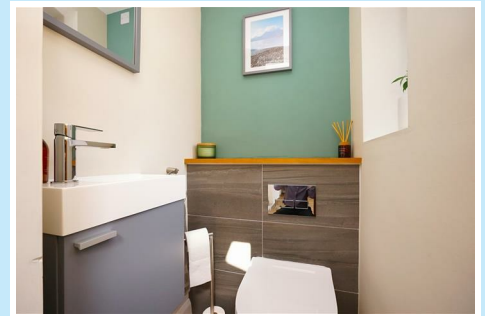
Offers In The Region Of £270,000



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This stunning semi-detached property is located in a desirable area, and offers a perfect blend of comfort and convenience. This property boasts three spacious bedrooms and offers ample living space downstairs, perfect for a growing family or those in need of extra space.

As you enter this property, you are welcomed into a warm inviting hallway decorated with karndean flooring and grey walls offering access to the stairs, kitchen and the reception room. The first reception room has been decorated with plush carpets and neutral walls with decorative coving and boasts a gas fire to the centre with a bay window overlooking the front garden. There is an arch way leading into the dining area where you find it has been decorated with karndean flooring, neutral walls and a feature panel wall, with ample space for a dining table. The decor flows through to the reception room towards the rear aspect of the property, which boasts two velux windows in the extension offering a light and airy feel, along with the french doors giving access to the patio garden. To the left of the second reception room, you have access into the downstairs WC and kitchen which has been fitted with a range of oak effect shaker style wall and base units with granite work surfaces and integral appliances such as a fridge-freezer, dishwasher, single oven and stainless steel extractor fan.

To the first floor you will find three bedrooms, with cream carpeting and neutral decor all throughout and onto the landing, and one family sized bathroom. The first double bedroom is to the front aspect of the property and boasts a bay window with fitted shutters, and ample space for furniture. The second double bedroom is to the rear aspect of the property and overlooks the patio garden. The third bedroom is also to the front aspect of the property. The four piece newly renovated bathroom decorated with led lights and comprises of a bath, a WC, a shower cubicle, a vanity wall hung sink with an led heated mirror light and plug for a shaver.

Externally, to the front of the property, you will find a lawned garden, boasting shrubberies, with a drive for off road parking suitable for three cars and a detached garage. To the rear you will find a patio garden ideal for relaxation.

Entrance Hallway

Reception

11'6" x 15'3" max (3.52 x 4.66 max)

Dining Area

7'11" x 8'10" (2.43 x 2.70)

Reception Two

9'9" x 10'5" (2.99 x 3.19)

WC

3'2" x 3'0" (0.99 x 0.93)

Kitchen

8'2" x 8'2" (2.51 x 2.51)

Master Bedroom

14'10" max x 10'11" (4.53 max x 3.33)

Bedroom Two

8'10" x 10'11" (2.71 x 3.34)

Bedroom Three

8'2" x 6'8" (2.50 x 2.04)

Bathroom

8'4" x 7'10" (2.56 x 2.41)

Garage

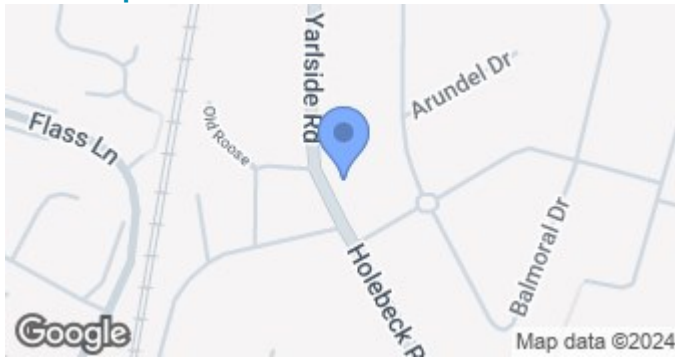
9'3" x 19'9" (2.83 x 6.03)



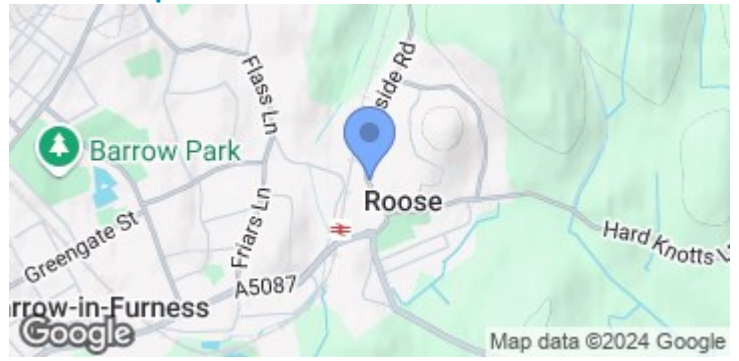
- Popular Location
- Spacious Living Area
 - Garage
- Three Bedrooms
- Council Tax Band - C
- Lovely Décor Throughout
 - Off Road Parking
- Gardens To Front And Rear
 - Double Glazing
 - Gas Central Heating



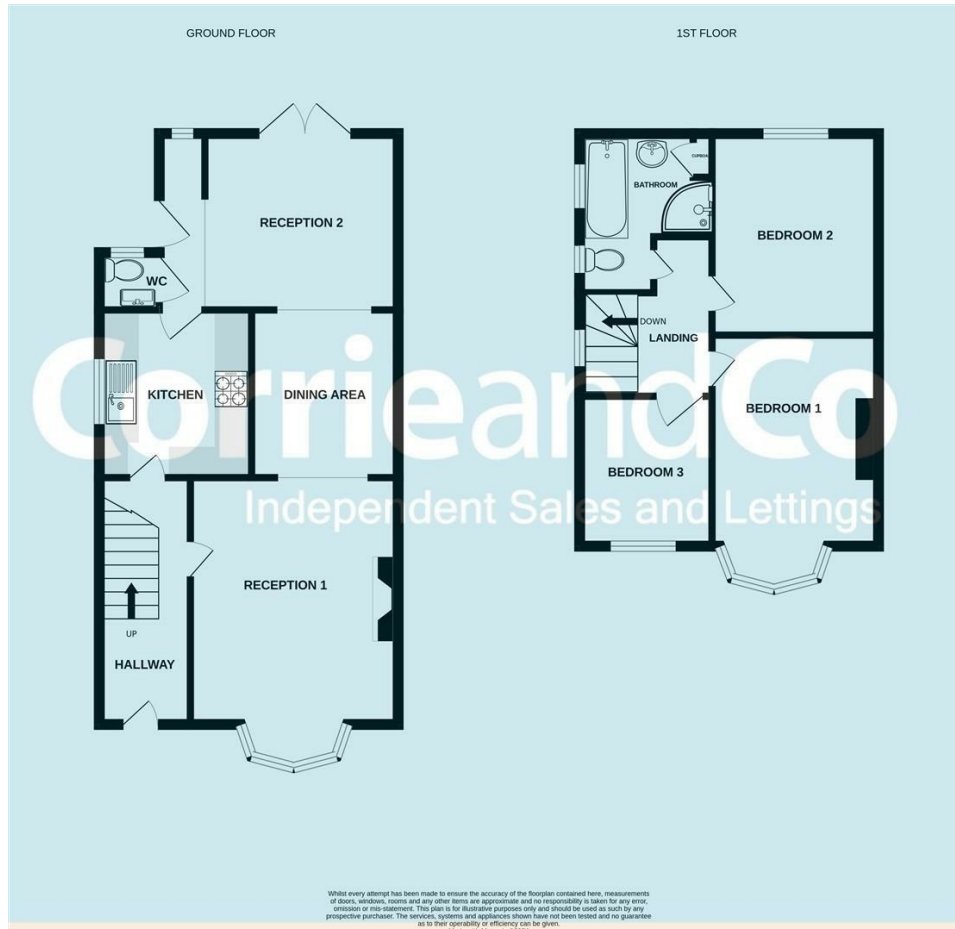
Road Map



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.

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		66	80
		EU Directive 2002/91/EC	