

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



5 The Crescent Barrow-In-Furness, LA14 4RA

Offers In The Region Of £595,000



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The location of this property is truly unbeatable, situated in a sought-after area that offers peace and tranquillity while still being close to all the amenities you could need. The layout of the house is thoughtfully designed to maximise space and functionality, providing a comfortable and inviting atmosphere throughout.

On approach, you see this detached property offers ample space for parking, with a sizeable drive wrapped around the front of the property.

As you enter, you are greeted with a generous sized hallway, decorated with wood effect flooring, decorative covings and neutral walls offering a blank canvas for you to add your own personal touch. The hallway gives access to multiple rooms, the first being the study. The study is to the front aspect of the property with the same decor style flowing through from the hallway, and built in storage. From the hallway to the right, you will find your first reception room to the front aspect of the property, which boasts a gas fire to the centre and features a bay window overlooking the front. You then head through the arch to the dining area, boasting patio doors which lead to the drive, and ample space for dining room furniture. You then have access through the internal french doors into the second reception room featuring a gas fire and patio doors which lead into the garden. Heading back into the hallway, you then have access into the kitchen which has been fitted with a good range of dark wood wall and base units and complimentary cream work surfaces, and decorated with a tiled flooring, with integral appliances such as a single oven and a four ring gas hob with ample space for free standing appliances and a kitchen table. There is the added benefit of a utility room from the kitchen. Heading back through to the hallway, you will find a downstairs WC, storage cupboards, and you have access into the integral garage.

To the first floor you will find four bedrooms and one family sized bathroom. The master bedroom is to the front aspect of the property, it is of generous size with built in storage and an ensuite for convenience. There is another double bedroom which is to the front aspect of the property. There are another two double bedrooms to the rear aspect of the property overlooking the gardens. The family sized five piece suite bathroom comprises of a built in shower cubicle, a bath, a bidet, a WC and a pedestal sink and has been decorated with tiled walls.

Externally to the rear, you will find a generous sized garden, with a raised terrace to the first half and stairs leading down to the lawned area where you will find trees and shrubberies creating a private tranquil area, and another set of steps leading further down to the third section of the garden. There is ample space to enjoy activities and relax with family.

Entrance Porch

4'7" x 5'3" (1.42 x 1.62)

Entrance Hallway

Study

14'6" x 9'5" (4.43 x 2.89)

Reception

16'2" x 17'1" (4.95 x 5.23)

Dining Area

9'2" x 12'10" (2.81 x 3.93)

Reception Two

9'7" x 16'6" (2.94 x 5.03)

Kitchen

10'10" x 14'7" (3.31 x 4.47)

Utility

7'4" x 7'6" (2.25 x 2.29)

WC

2'10" x 7'3" (0.87 x 2.23)

Master Bedroom

17'8" x 12'11" (5.41 x 3.96)

Ensuite

3'6" x 7'11" (1.08 x 2.43)

Bedroom Two

12'10" x 12'1" (3.93 x 3.70)

Bedroom Three

10'4" x 13'9" (3.16 x 4.21)

Bedroom Four

14'9" x 9'4" (4.51 x 2.86)

Bathroom

6'5" x 10'9" (1.96 x 3.29)

Garage

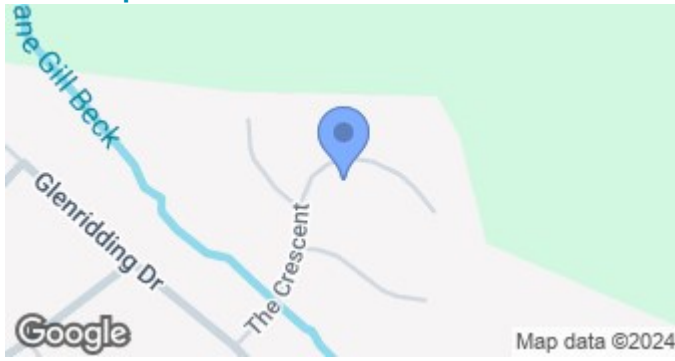
23'5" x 9'10" (7.14 x 3.00)



- Detached Property
 - Garage
- Cul-de-Sac Location
- Large Garden To Rear
- Council Tax Band - F
- Off Road Parking
 - Ensuite
- Four Bedrooms
- Double Glazing
- Gas Central Heating



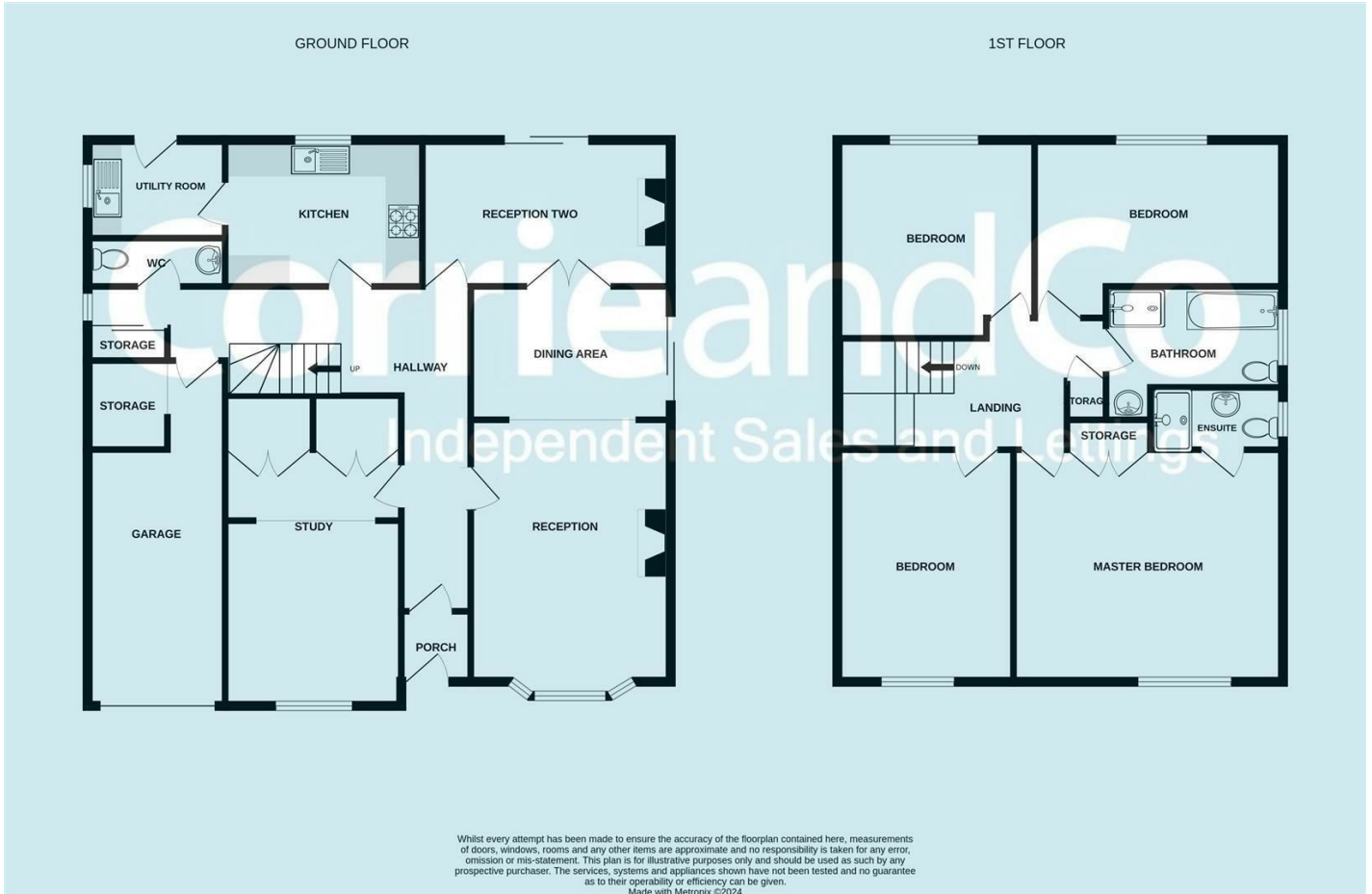
Road Map



Terrain Map



Floor Plan



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.
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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		75	79
		EU Directive 2002/91/EC	