

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



94 Black Butts Lane

Barrow-In-Furness, LA14 3JJ

Offers In The Region Of £210,000



94 Black Butts Lane

Barrow-In-Furness, LA14 3JJ

Offers In The Region Of £210,000



Situated in a highly desirable location on Walney Island this property can take advantage of local beaches, nature reserve and schools. The home is well proportioned and boasts off road parking, garage and gardens with neutral décor throughout. Don't miss the opportunity to make this your ideal family home.

An attractive semi detached family home with bay windows and porch to the front. A driveway provides valuable space for off road parking and leads to the garage and house. The porch is a useful space and flows in to the entrance hall which is of a good size with neutral décor. The lounge-diner boasts a dual aspect outlook with feature electric fireplace. Sliding doors from the dining area lead to the pitched roof conservatory. The kitchen has been extended providing an excellent size galley kitchen fitted with a good range of white farmhouse style wall and base cabinets with complimentary worktops and backsplash. The integrated appliances include a double oven and electric hob. Freestanding appliances included in the sale.

To the first floor you will find three bedrooms and a shower room. The master bedroom is situated to the front of the home with a bay window and sliding wardrobes. The second and third bedrooms are situated to the rear aspect with tasteful décor. The shower room has been fitted with a three piece suite comprising a corner shower, wood effect vanity sink with WC and full low maintenance cladding to the walls.

To the rear of the home you will find a well maintained garden laid mostly to lawn. The garage benefits from both front and side access.

Porch

Lounge-Diner

25'10" x 11'8" max (7.88 x 3.56 max)

Kitchen

7'7" x 17'8" (2.33 x 5.39)

Conservatory

7'11" x 10'4" (2.43 x 3.16)

Bedroom One

12'2" x 10'8" (3.73 x 3.27)

Bedroom Two

12'5" x 10'9" (3.79 x 3.30)

Bedroom Three

6'10" x 7'2" (2.09 x 2.19)

Shower Room

6'7" x 6'7" (2.03 x 2.03)

Garage

22'3" x 7'11" (6.79 x 2.42)



- Close to Beaches
- Desirable Location
- Off Road Parking
 - Garage
- Gas Central Heating

- Family Home
- Conservatory
 - Gardens
- Double Glazing
- Council Tax Band - B



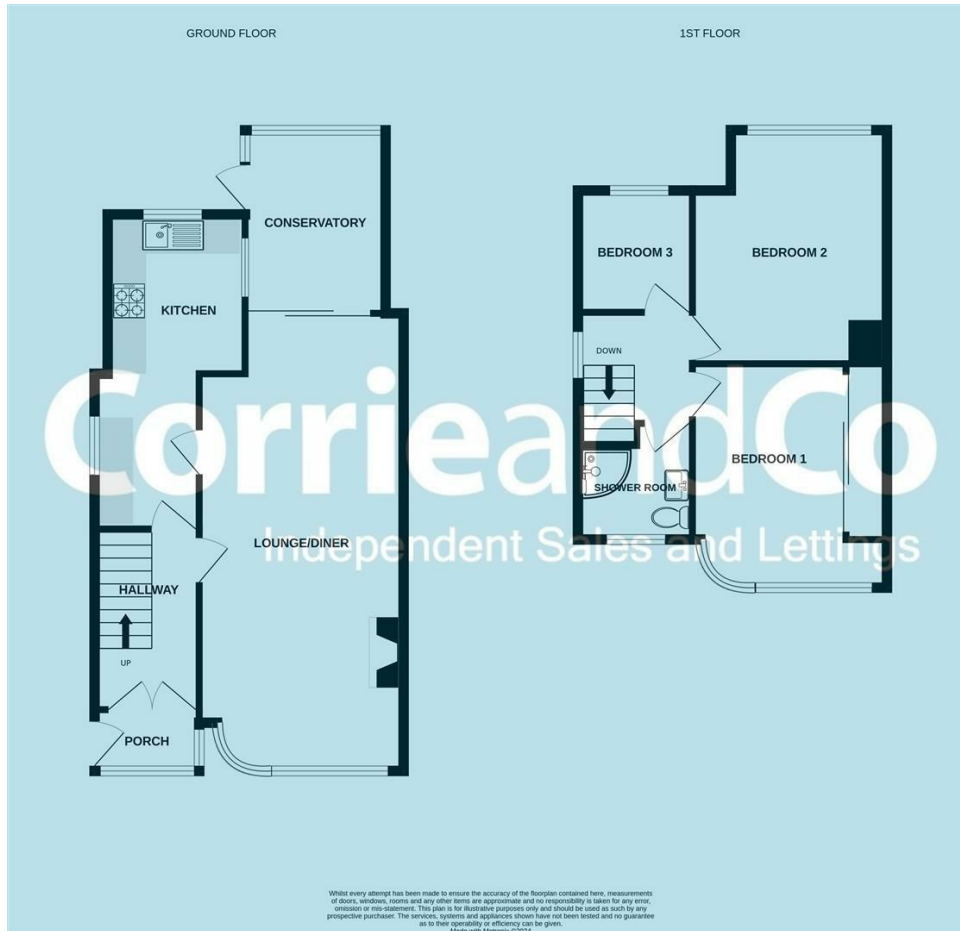
Road Map



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		EU Directive 2002/91/EC	