



## 13 Harrel Lane

Barrow In Furness, LA13 9LN

Offers In The Region Of £330,000



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***This property is truly an ideal spacious family home, offering both comfort and style. With a modern and tasteful décor throughout, this property offers a warm and inviting atmosphere for you to call home. This stunning semi-detached home boasts gardens to the front and rear, providing a lovely outdoor space where you can enjoy the fresh air.***

On approach, this semi-detached home benefits from a drive way leading to a garage, and offers privacy on the lawned front garden from the hedge.

As you enter the property, you arrive into the hallway which boasts traditional Edwardian tiling to the floors and gives access to the lounge, dining room and stairs. The spacious yet cosy lounge boasts a bay window to the front, and an electric fire with a wooden surround, with an arch way leading through to the second half of the lounge which looks out into the rear garden. The lounge has been decorated with light grey carpeting and neutral walls boasting from picture rails and decorative coving. As you enter the dining room, you find it has been decorated with laminate oak flooring and a complimentary feature wall, with storage and ample space for a dining table. You then head into the modern extended kitchen, which has been fitted with grey shaker style wall and base units with gunmetal fixtures, complimentary oak laminate work surfaces with subway splashback tiles, tiled flooring, a white ceramic sink and a set of french doors that open out into the garden. The integrated appliances included are a double oven with a built in microwave, an induction hob, a dish washer and ample space for free standing appliances.

To the first floor you will find your first double bedroom located to the front aspect of the property, decorated neutrally with grey plush carpeting and a generous amount of space. The second double bedroom overlooks the rear garden and has been painted grey and boasts picture rails. The third bedroom to the rear is accessed through the study room where you will find both have been tastefully decorated with grey plush carpeting and sage green walls. The three piece white bathroom suite comprises of a bath with overhead shower attachment, a WC and a sink with grey tiled walls and an oak laminate flooring.

To the rear you will find a well maintained garden which is part paved and part lawned, with hedges creating a private tranquil space. There is also a utility attached to the back of the garage which has been plumbed for a washing machine.

### Lounge

28'2" max x 11'10" (8.59 max x 3.62 )

### Dining Room

13'8" x 8'11" (4.18 x 2.74 )

### Kitchen Diner

19'5" max x 8'10" (5.93 max x 2.71 )

### Bedroom One

11'8" x 15'7" (3.57 x 4.76 )

### Bedroom Two

11'6" x 9'9" (3.53 x 2.98 )

### Study Area

8'7" x 8'10" (2.62 x 2.70 )

### Bedroom Three

12'11" x 8'9" (3.95 x 2.68 )

### Bathroom

5'10" x 6'7" (1.80 x 2.02 )

### Garage

9'8" x 17'11" (2.97 x 5.48 )

### Utility area

6'0" x 9'1" (1.83 x 2.78 )

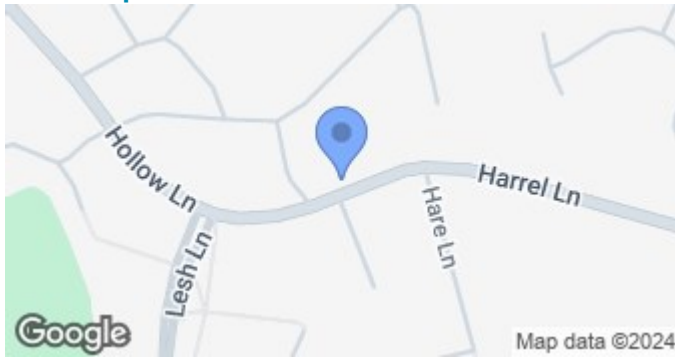


- Semi-Detached Edwardian Home
  - Garage
  - Spacious Living
- Popular Residential Location
  - Council Tax Band - C
- Off Road Parking
- Garden To Front And Back
  - Ideal Family Home
  - Gas Central Heating
  - Double Glazing

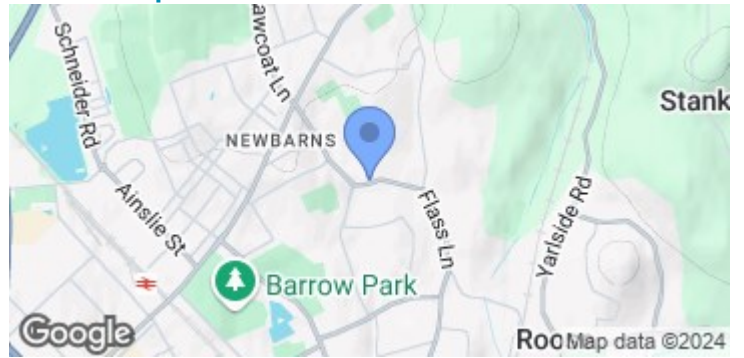




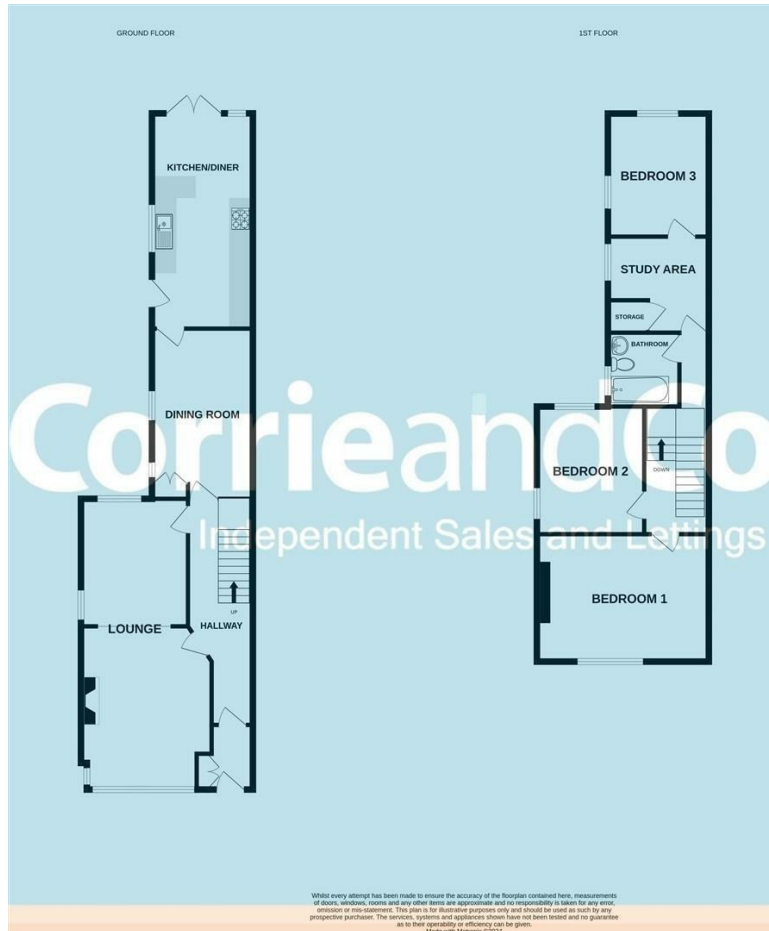
## Road Map



## 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.

