



## 20 Whinlatter Drive

Barrow-In-Furness, LA14 4NJ

Offers In The Region Of £210,000



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# 20 Whinlatter Drive

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## Offers In The Region Of £210,000



*Situated in the ever popular Hawcoat location, this two bedroom semi-detached true bungalow offers a well proportioned layout with off road parking, garage and gardens. The home benefits from a recently fitted kitchen and bathroom with neutral décor throughout, giving the purchaser the opportunity to further customise to their own taste. Located close to the local hospital with shops, pubs and restaurants just a short walk away.*

To the front there is a well maintained garden with lawn. A redbrick driveway allows access to the front side and rear of the property with access also to the detached garage.

As you enter the property via the vestibule you arrive into the hallway which provides access to each room. The lounge is situated to the front aspect of the property and has been neutrally decorated with white painted walls and complimentary grey carpeting, the room also boasts an electric wall mounted fire. The kitchen diner has been recently fitted with earthy grey wall and base units with wood effect work surfaces and backsplash. The integrated appliances include a single oven, electric hob, cooker hood and fridge freezer. There is also additional space for freestanding appliances. Both bedrooms have been neutrally decorated with white painted walls and complimentary carpeting. The shower room has been fitted with a three piece suite comprising a WC with shaker style vanity sink and a corner shower with a thermostatic shower attachment.

To the rear of the property there is a lovely self contained garden with a good area of lawn for recreation and relaxation.

### Vestibule

3'7" x 3'3" (1.117 x 0.999)

### Hallway

13'6" x 6'11" (4.118 x 2.122)

### Lounge

16'10" x 10'6" (5.138 x 3.206)

### Kitchen

9'8" x 9'7" (2.959 x 2.927)

### Conservatory

10'9" x 4'2" (3.289 x 1.276)

### Bedroom One

12'8" x 10'8" (3.864 x 3.257)

### Bedroom Two

10'3" 9'7" (3.142 2.944)

### Bathroom

6'5" x 5'6" (1.975 x 1.677)

### Detached Garage

15'7" x 9'9" (4.769 x 2.972)



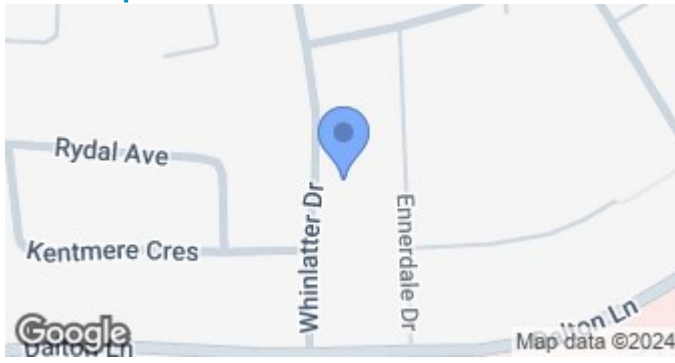


- Popular Location
- Detached Garage and Parking
  - Conservatory
  - Blank Canvas
- Gas Central Heating

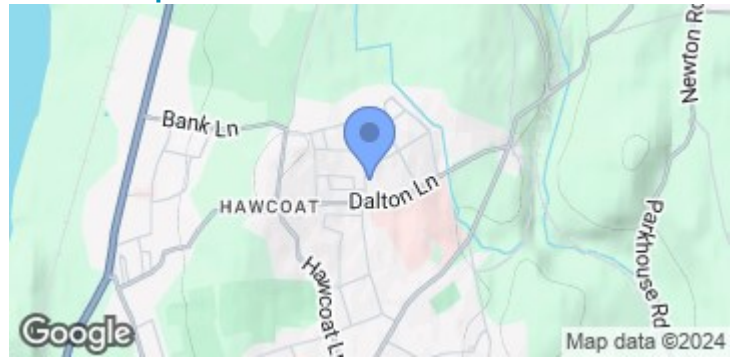
- True Bungalow
- Gardens Front and Rear
- Modern Kitchen and Bathroom
  - Double Glazing
- Council Tax Band - B



## Road Map



## Terrain Map



## Floor Plan

GROUND FLOOR



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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We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	