



## 3 Monks Brow

Barrow-In-Furness, LA13 9PL

Offers In The Region Of £150,000



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***Welcome to Monks Brow a charming location for this delightful semi-detached house! As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. This property boasts two comfortable bedrooms, offering ample space for a growing family or visiting friends, and convenience of a detached garage to the rear offering extra space for storage or off road parking.***

On approach, you see this property is set back from the road with a low maintenance front garden and a path that leads you to the front door.

You enter the property into a hallway giving access to the lounge and stairs. The lounge is of good size with windows to the front and the side, allowing plenty of natural light and has been decorated with grey carpeting and a decorative complimentary feature wall. From the lounge you have access into the kitchen. The kitchen has been decorated with blue painted walls and a tiled flooring and has been fitted with a range of cream shaker style wall and base units with chrome fixtures, and a complimentary wood effect laminate work surface, with white subway tile splashback. The integrated appliances included are a single oven with electric hob, a stainless steel extractor fan and a dishwasher, with ample space for free standing appliances, including plumbing for a washing machine. From here you can also access the ground floor wetroom comprising of a WC and an electric shower, and the rear porch which offers extra space for storage needs or appliances.

The grey carpeting flows throughout the first floor with access into the two bedrooms and bathroom. Both double bedrooms are situated to the rear of the property overlooking the garden with ample space and neutral decor, and the three piece bathroom suite is situated to the front aspect of the property and comprises of a WC, a pedestal sink, and a bath with an over head electric shower attachment.

To the rear you will find a generous sized garden, part paved to the front with a path leading down towards the detached garage with a part lawned section to the side to enjoy relaxation and activities with the family. The benefit of having the detached garage means you have extra storage space, or a space for parking.

## Lounge

12'0" x 15'6" (3.68 x 4.73 )

## Kitchen

11'3" x 8'2" (3.43 x 2.49 )

## Ground Floor Wetroom

4'5" x 2'11" (1.35 x 0.89 )

## Bedroom One

12'1" x 11'6" (3.69 x 3.51)

## Bedroom Two

8'1" x 11'5" (2.48 x 3.50 )

## Bathroom

7'1" x 8'2" (2.17 x 2.49 )

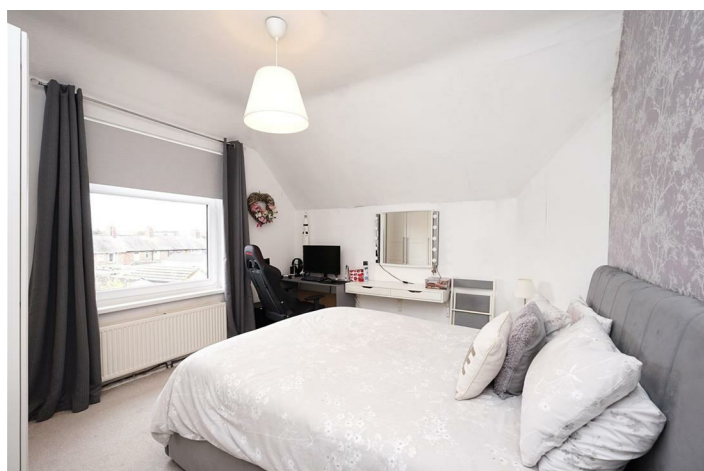
## Rear Porch

4'7" x 6'3" (1.42 x 1.91)

## Detached Garage

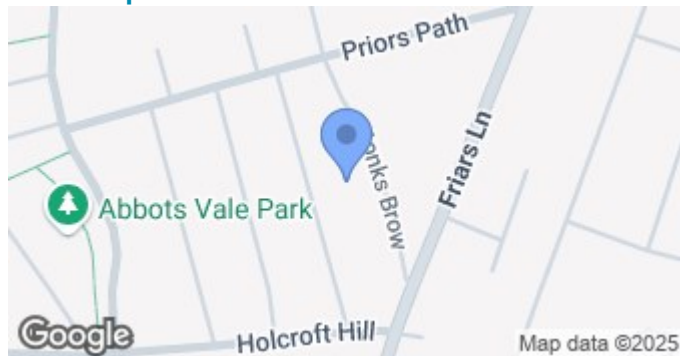


- Semi-Detached
- Front And Rear Gardens
- Close To Amenities
- Double Glazing
- Gas Central Heating
- Detached Garage To Rear
- Lovely Décor Throughout
  - Downstairs WC
  - Council Tax Band - A

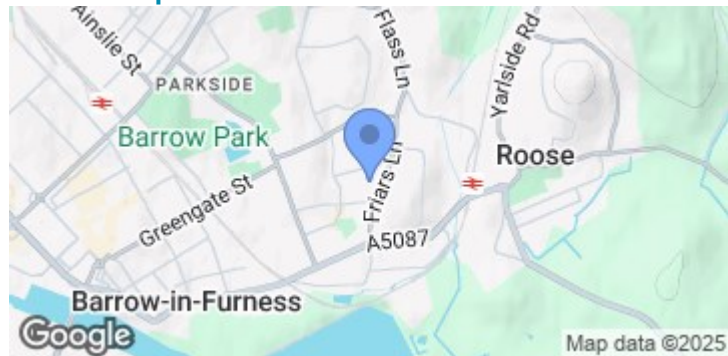




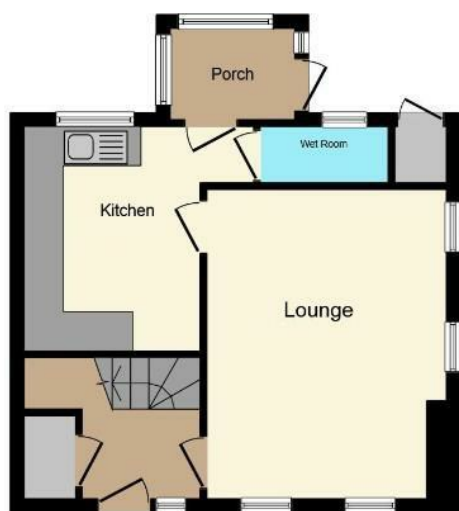
## Road Map



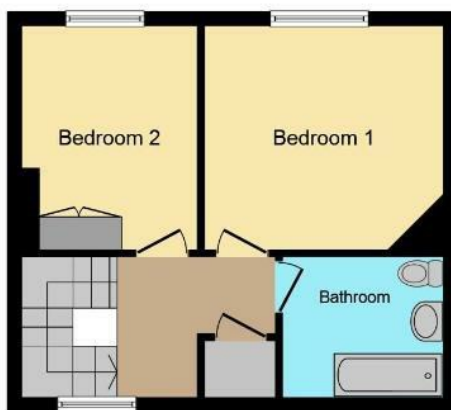
## Terrain Map



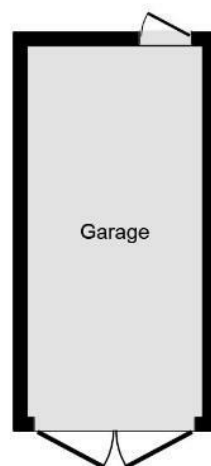
## Floor Plan



**Ground Floor**



**First Floor**



**Garage**

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 <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		