



26 Yarlside Road

Barrow-In-Furness, LA13 0ER

Offers In The Region Of £225,000



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Situated within a popular residential location this extended semi detached home offers well proportioned living accommodation and a spacious rear garden. Also featuring modern fitments and a double driveway to the front. Close proximity to the train station, shops and desirable schools add to this homes appeal.

Upon entering the property, the spacious hallway provides access to the living room and kitchen diner with the benefit of an under stairs storage cupboard. The living room boasts a large bay window and original cornice with central feature cast iron open fire and neutral décor with laminate flooring. The kitchen diner has been fitted with a good range of white high gloss handleless wall, base and larder cabinets with granite effect laminate worktops and tiled backsplash with the added benefit of integrated appliances. The family room is situated off the kitchen and has two sets of French doors connecting the room to the garden.

To the first floor the Master bedroom is of excellent proportions with tasteful décor and laminate flooring. The second bedroom is situated to the rear and currently used as a dressing room. The family bathroom has a three piece suite comprising a low level bath with shower and glass screen, close couple WC and wall hung basin with marble style tiling to the walls. There is also an additional separate WC to the first floor.

The rear garden is a impressive size with areas of patio, lawn and pathways. A timber pergola can be found over the second patio. To the end of the garden there is a good sized shed/store.

Hallway

11'2" x 5'7" (3.42 x 1.71)

Living Room

15'5" x 10'11" plus bay (4.71 x 3.34 plus bay)

Kitchen Diner

13'6" x 10'11" (4.14 x 3.33)

Family Room

11'0" x 13'7" (3.37 x 4.16)

Bedroom One

11'1" x 13'8" (3.38 x 4.18)

Bedroom Two

10'11" x 6'3" (3.33 x 1.92)

Family Bathroom

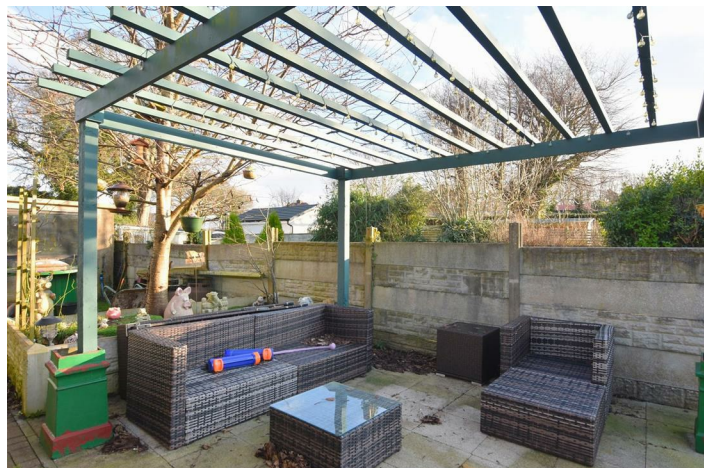
8'2" x 6'11" (2.50 x 2.13)

First Floor WC

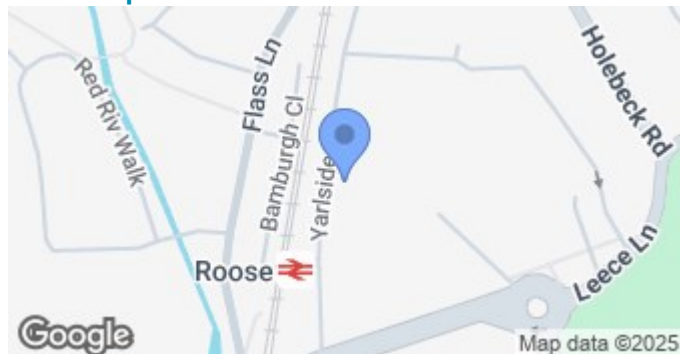
8'1" x 2'9" (2.47 x 0.85)



- Desirable Location
 - Large Garden
- Extended Ground Floor
- Gas Central Heating
- Close to Amenities
- Close to Station
- Council Tax Band - B
- Modern Finishes
- Double Glazing
- Off Road Parking



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		