



5 St. James Gardens

Barrow-In-Furness, LA14 5SP

Offers In The Region Of £195,000



3



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Well presented three bedroom semi-detached home within a small established development in a convenient location close to amenities and transport links. The home offers modern and attractive finishes throughout with the advantage of off road parking and garden. Viewings are strongly advised.

This attractive double fronted home boasts excellent kerb appeal with a brick façade, lawn garden and open canopy porch.

Entering the home there is a good size hallway with access to all ground floor rooms including a two piece WC. The lounge is a bright and airy space with dual aspect windows and French doors to the garden. The room has been finished with neutral décor and plush carpeting. The kitchen diner is a sociable space with a good range of light Oak effect wall and base cabinets with contemporary handles and complimentary black laminate worktops with matching upstand. The integrated appliances include a single electric oven and four ring gas hob. There is ample space for a dining set.

To the first floor the landing benefits from a storage cupboard. The Master bedroom has been tastefully finished in a monochrome colour scheme with fitted carpeting. An en-suite shower room is a valuable addition to the space and has been fitted with a three piece suite comprising a shower, pedestal sink and close couple WC. There are two further well proportioned bedrooms and a family bathroom with three piece suite comprising a bath with shower attachment, close couple WC and pedestal sink.

Externally you will find an enclosed garden with low maintenance artificial lawn, decking and slate chippings. There is also a driveway with off road parking for two cars.

Lounge

10'8" x 15'2" (3.26 x 4.63)

Kitchen Diner

8'3" x 15'2" (2.52 x 4.63)

Ground Floor WC

6'2" x 2'10" (1.90 x 0.87)

Master Bedroom

10'7" x 11'8" (3.24 x 3.56)

En-Suite Shower Room

3'2" x 10'8" (0.97 x 3.27)

Bedroom Two

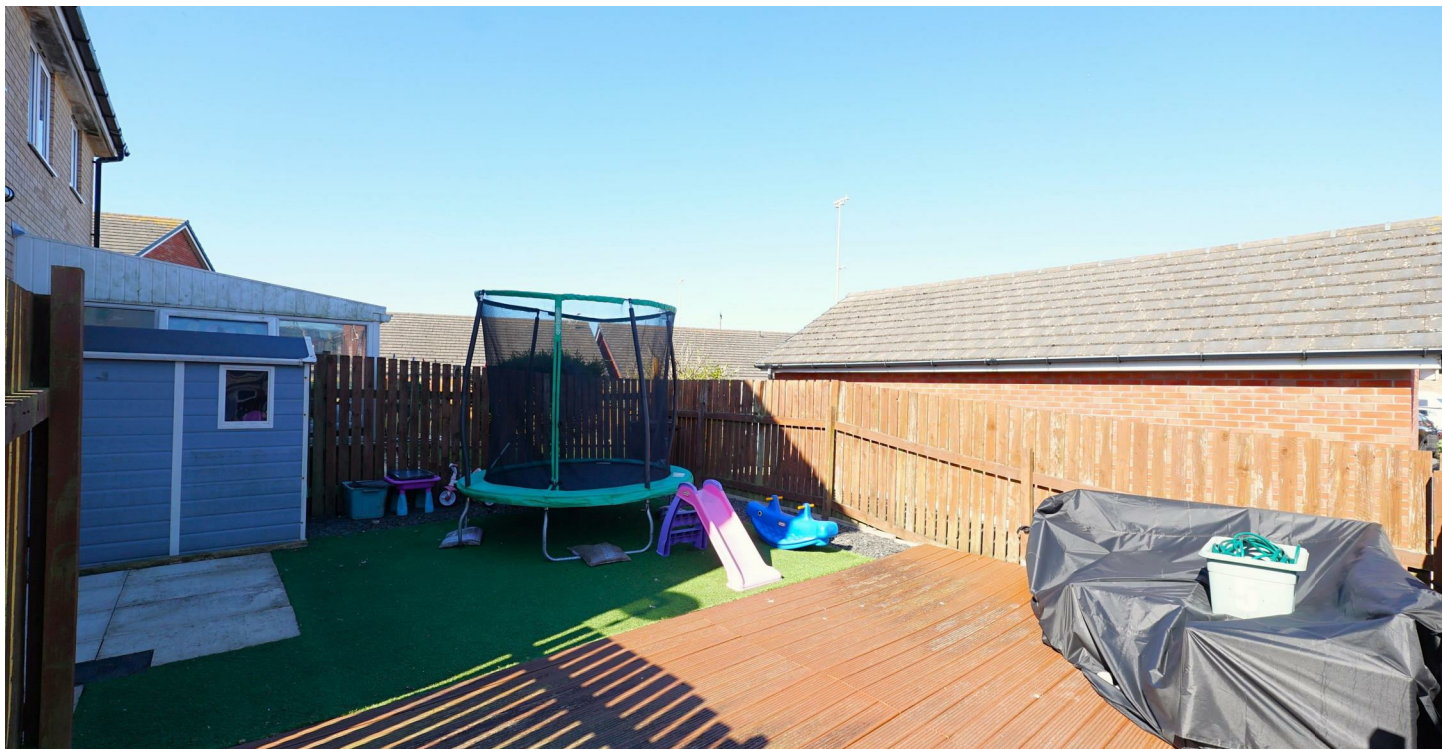
8'3" x 8'7" (2.52 x 2.63)

Bedroom Three

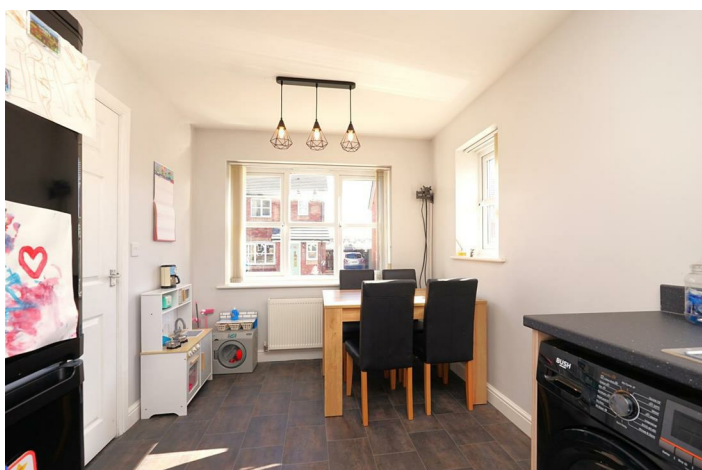
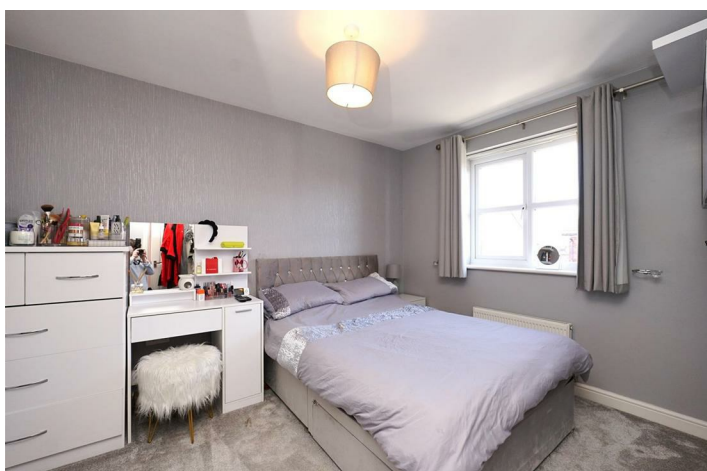
10'4" x 6'3" (3.17 x 1.91)

Bathroom

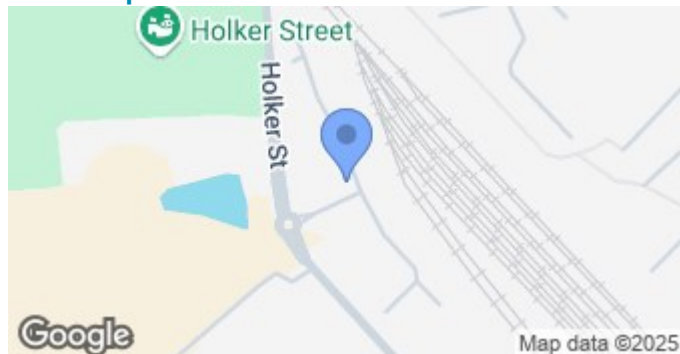
6'7" x 5'5" (2.03 x 1.67)



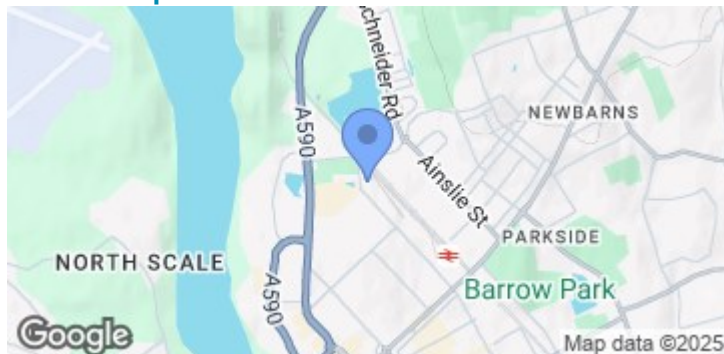
- Cul-de-sac Location
- En-Suite to Master
- Enclosed Garden
- Council Tax Band - B
- Modern Family Home
- Sociable Kitchen Diner
- Gas Central Heating
- Off Road Parking



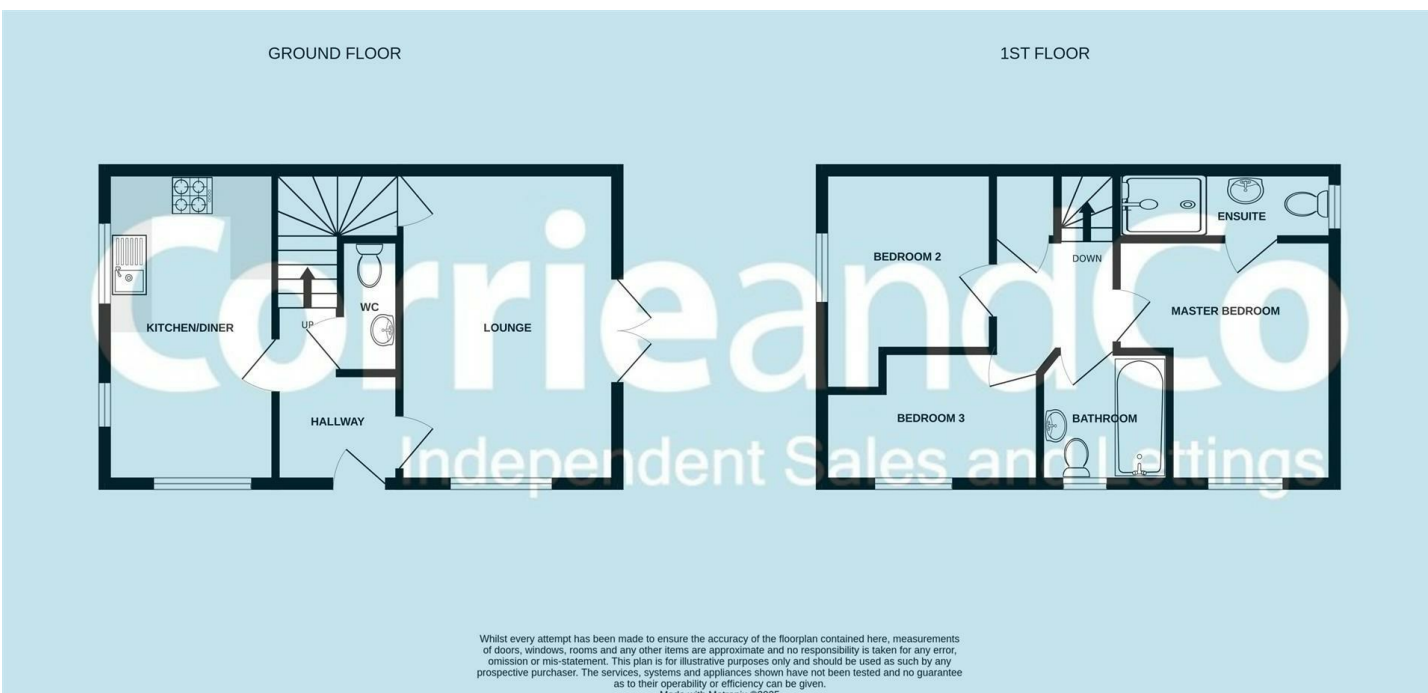
Road Map



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		