



## 6 Fairways Drive

Barrow-In-Furness, LA14 3HT

Offers In The Region Of £295,000



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***This beautifully presented detached property offers generous living space, perfect for families or those seeking extra room to grow. Featuring three well-proportioned bedrooms, including a bedroom with en-suite, this home is ready to move into. The ground floor benefits from a convenient WC, and the spacious layout flows seamlessly throughout. Additional highlights include a driveway and a secure garage, providing ample parking and storage options.***

Upon entering the property, you're welcomed into an inviting hallway laid with stylish laminate flooring that flows seamlessly throughout the entire ground floor, creating a sense of continuity and space. From here, you have access to the lounge, kitchen, study, ground floor WC, and the staircase leading to the first floor. The lounge is generously proportioned, featuring soft pale blue walls and dual aspect windows that flood the room with natural light. A standout feature is the wood-surround mantelpiece in the corner, housing a gas fire with a marble hearth—perfect for cozy evenings. The study, ideal for home working or as a quiet reading nook, offers a calm and contemporary feel with its grey-painted walls. At the heart of the home lies the spacious kitchen, fitted with classic navy blue shaker-style base units complemented by brushed silver hardware. The sky blue walls and crisp white subway tile splashbacks add a fresh and modern touch, while wood-effect laminate work surfaces complete the look. Integrated appliances include a single oven and an electric hob, with ample space for additional freestanding appliances. Adjoining the kitchen is a practical utility room, ideal for housing further appliances and keeping the main kitchen clutter-free. From here, there is direct internal access to the garage, adding convenience and additional storage options.

Carpeted stairs with navy blue walls lead you to the first floor, where you'll find access to three well-sized bedrooms and the family bathroom. Bedroom one is a generously sized double room, finished with soft beige carpeting that adds warmth and comfort underfoot. The neutral tones make it a versatile space. Bedroom two is another spacious double, featuring its own en-suite shower room for added convenience. The en-suite includes an electric shower, WC, and a modern vanity sink, offering privacy and functionality. Bedroom three is also a large double, with blue carpeted flooring and clean white walls. Completing the upper floor is the family bathroom, fitted with a classic white three-piece suite. The room includes a bath with overhead shower, a pedestal sink, and a WC. Tiled walls and vinyl flooring ensure both durability and easy maintenance.

To the side of the property is a neat and tidy patio garden, offering a private and low-maintenance outdoor space perfect for relaxing or entertaining. Finished with paving for easy upkeep, it provides room for outdoor seating, potted plants, or a small dining area—ideal for enjoying the warmer months with minimal fuss.

**Lounge**  
12'0" x 14'2" (3.67 x 4.33 )

**Kitchen**  
12'4" x 17'8" (3.76 x 5.40 )

**Study**  
8'11" x 9'4" (2.72 x 2.87 )

**Utility**  
4'1" x 8'0" (1.26 x 2.46 )

**Ground Floor WC**  
2'11" x 8'1" (0.89 x 2.47 )

**Bedroom One**  
11'7" x 17'4" (3.54 x 5.30 )

**Bedroom Two**  
15'6" x 14'2" (4.73 x 4.32 )

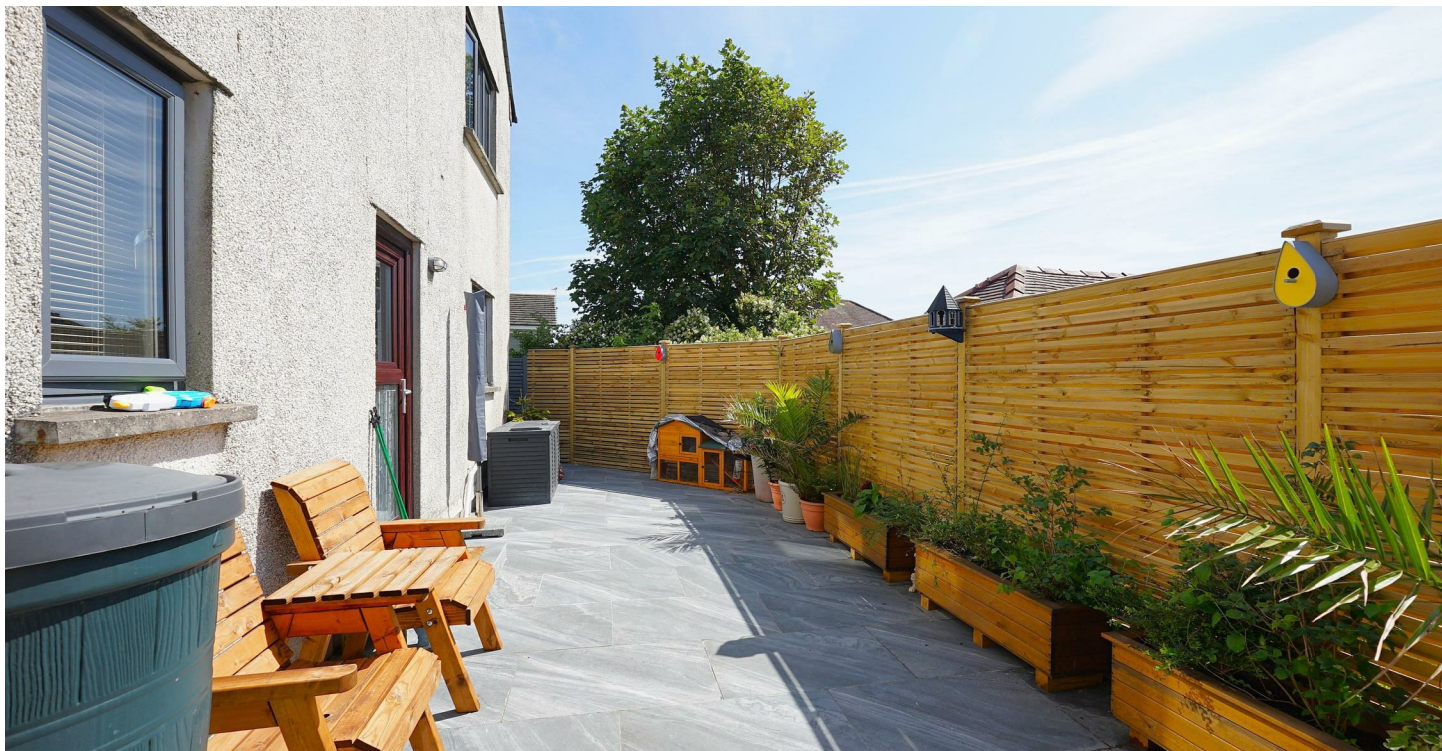
**En-Suite**  
3'9" x 7'8" (1.16 x 2.34 )

**Bedroom Three**  
12'1" x 14'2" (3.69 x 4.34 )

**Bathroom**  
4'7" x 10'7" max (1.41 x 3.25 max )

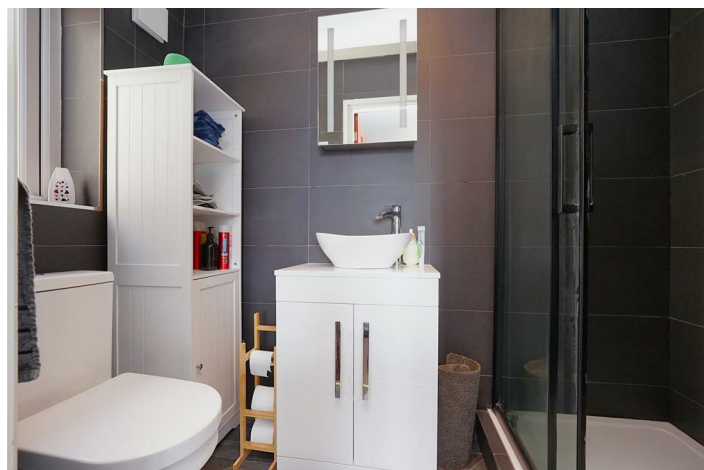
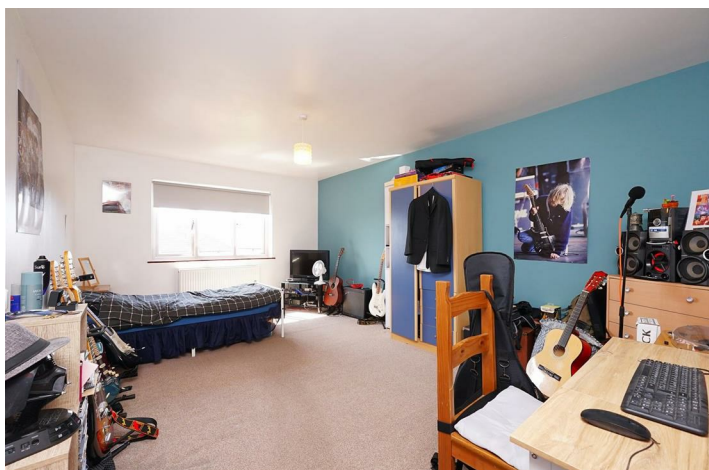
**Garage**  
17'2" x 8'1" (5.25 x 2.48 )



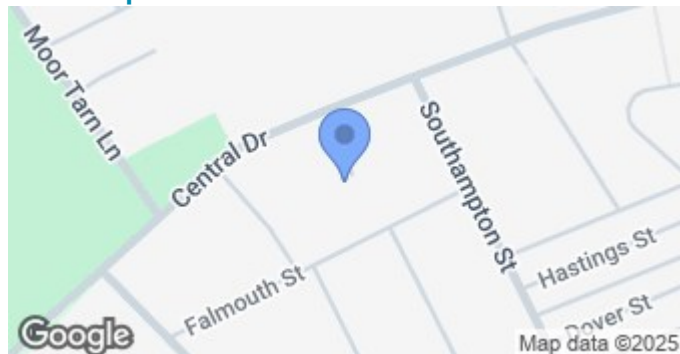


- Detached Property
- Garage And Driveway
  - En-Suite
  - Double Glazing

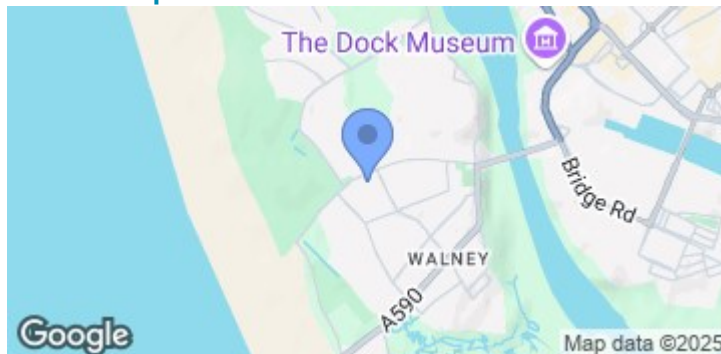
- Ready To Move Into
- Spacious Accommodation
  - Gas Central Heating
  - Council Tax Band - D



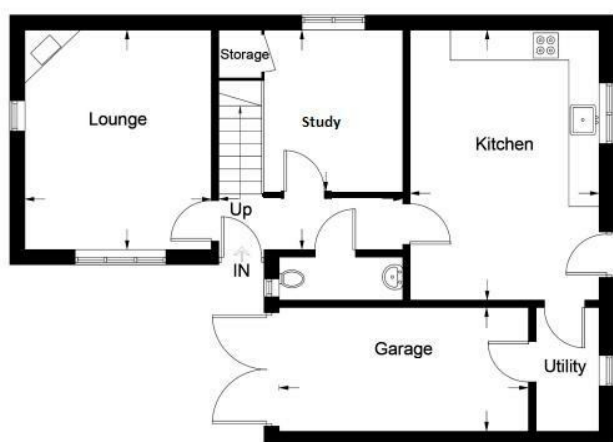
## Road Map



## Terrain Map



## Floor Plan



Ground Floor



First Floor

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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

| 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>                            |         |           |
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| England & Wales EU Directive 2002/91/EC     |         |           |