



1 Grey Friar Close

Barrow-In-Furness, LA13 0TW

Offers In The Region Of £330,000



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This tastefully decorated bungalow is situated in a highly sought-after residential location. Boasting well-maintained gardens and convenient off-road parking, the property offers both charm and practicality. The interior is thoughtfully designed with stylish finishes throughout, creating a welcoming and comfortable living space. Ideal for those seeking a peaceful setting with easy access to local amenities.

This imposing detached bungalow, offers an impressive open approach with parking and gardens to surround. The entrance leads into a central hall, with oak effect Karndean flooring, coving and ample space for storage. Leading into the versatile open plan lounge, dining and kitchen area, the Karndean flooring offers flow throughout this family area.

The kitchen brings a sleek feel with divisional island with hob and feature lighting, complimentary work surfaces and pantry cupboard housing the ovens. The sink has a window and door overlooking the side garden areas. The lounge area offers space for family time and leads through to the sun room which overlooks the rear gardens.

The ground floor bedrooms offer versatile usage and are spacious and have outlooks over the gardens. The Master bedroom has built in wardrobes and is stylish in décor. The central bathroom has a walk in shower, built in WC and hand basin. The second bedroom offers access to ensuite and also can be used as a second lounge or office space. The ensuite shower room comprises of a walk in shower, grey panelled walls, vinyl flooring and wall hung vanity unit.

The house has surround gardens offering shrubbery and privacy with different areas to sit and enjoy the gardens depending on mood and sunshine. The integral garage is of benefit for car or storage area.

Porch

5'0" x 15'2" (1.53 x 4.63)

Kitchen/Living/ Dining

19'9" max x 22'7" max (6.02 max x 6.90 max)

Conservatory

12'8" x 11'11" (3.87 x 3.64)

Bedroom One

8'7" x 19'9" (2.64 x 6.03)

Bathroom

10'8" x 6'2" (3.27 x 1.88)

Bedroom Two

13'10" x 9'2" (4.23 x 2.81)

Ensuite

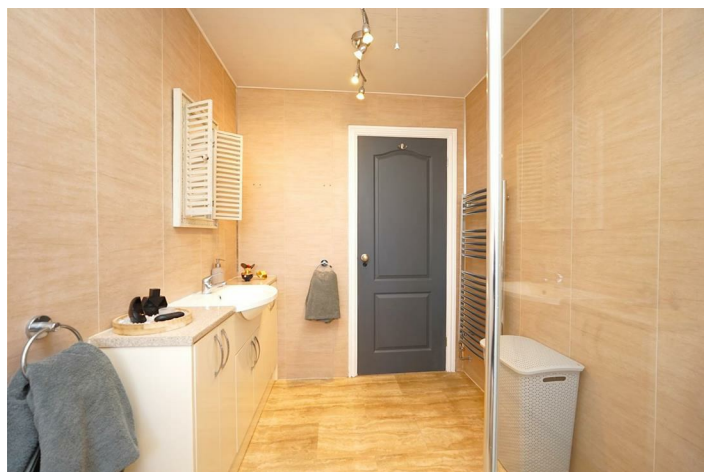
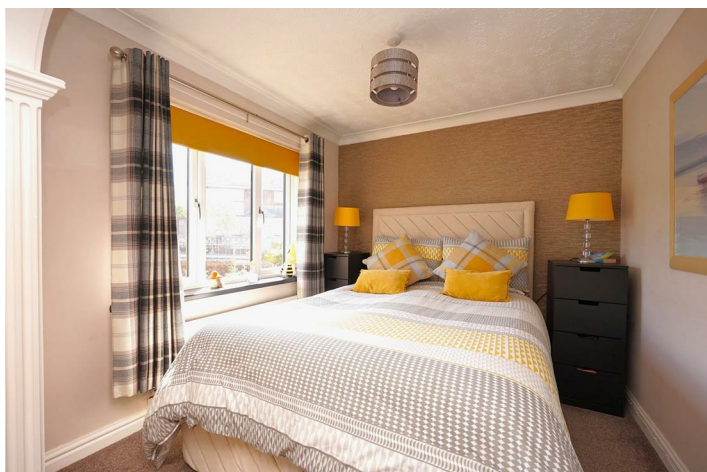
12'9" x 8'0" (3.89 x 2.45)

Garage

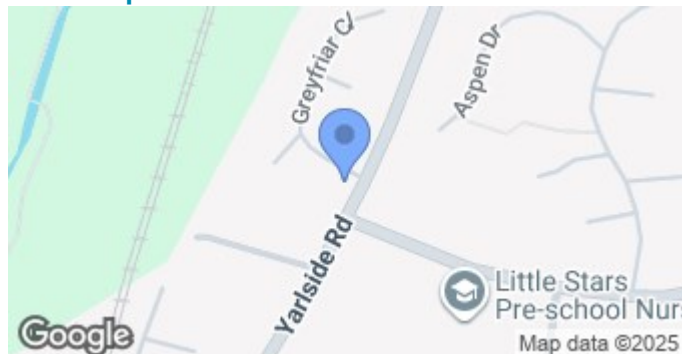
12'7" x 9'3" (3.85 x 2.82)



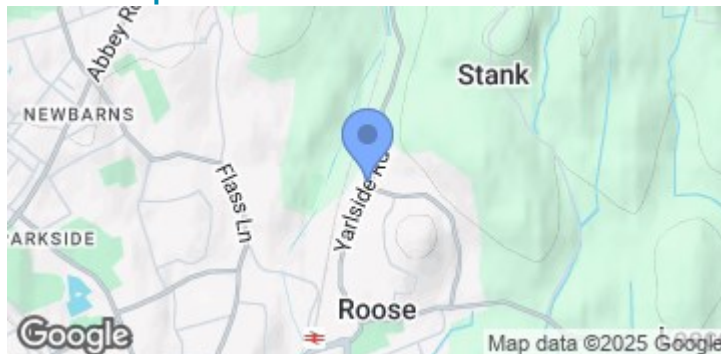
- Tasteful Decor Throughout
 - Two Shower Rooms
 - Off Road Parking
 - Spacious Living
 - Recent Double Glazing
- Popular Residential Location
 - Gardens to Front And Rear
 - Integral Garage
 - Gas Central Heating
 - Council Tax Band - D



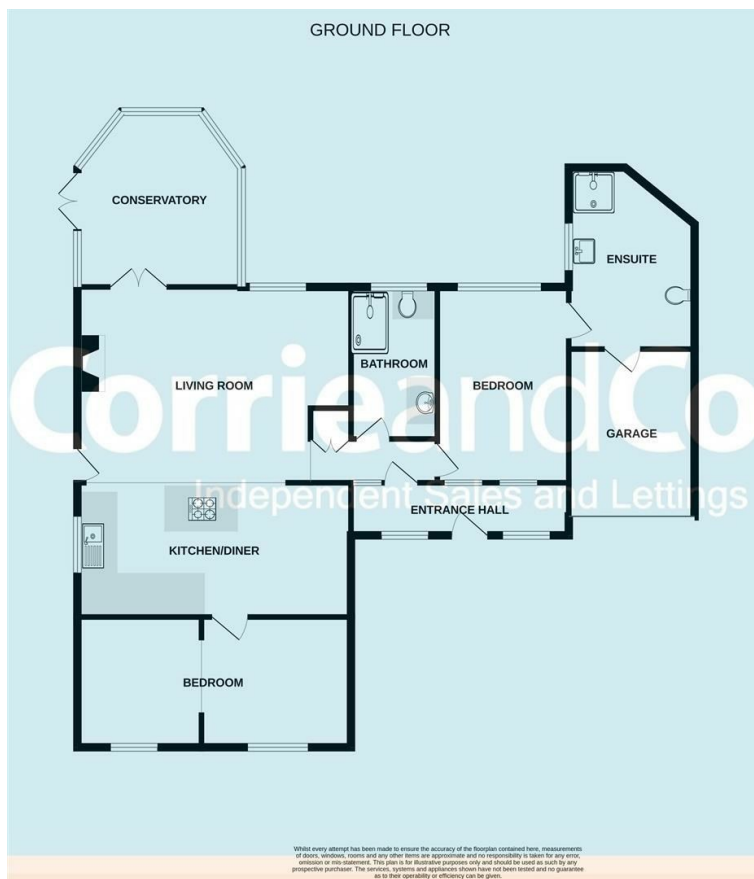
Road Map



Terrain Map



Floor Plan



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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 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	