



## Old Coach House Long Lane

Barrow-In-Furness, LA13 0NH

Offers In The Region Of £330,000



# Old Coach House Long Lane

Barrow-In-Furness, LA13 0NH

## Offers In The Region Of £330,000



*This delightful detached house on Long Lane offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality. This home presents a wonderful opportunity for those looking to settle in a tranquil yet accessible location.*

Entering through the front door, you're welcomed into a vestibule that sets the tone for the rest of the home. The beautiful tiled flooring draws you further inside, flowing seamlessly into the dining room—a generously sized area with the flexibility to adapt to your needs. Just off this space, the carpeted lounge offers a warm and inviting atmosphere, blending comfort and character with traditional wooden beams and a log burner that anchors the room, perfect for cosy evenings.

The kitchen, thoughtfully tucked away, makes excellent use of its layout with ample worktop space. Adjourning, space for a dining room table and chair to make serving evening meals quick and seamless. From here there is access to the exterior, a beautiful space with plenty of potential, ready to be shaped into a calm and functional retreat.

Upstairs, four well-proportioned bedrooms offer quiet, comfortable spaces ideal for rest or personal retreat. Completing the upper level is the family bathroom, conveniently located to serve each bedroom and maintain the home's thoughtful flow.

### Reception

20'4" x 14'3" (6.21 x 4.36)

### Dining Room

12'10" x 20'4" (3.92 x 6.20)

### Kitchen Diner

9'5" x 9'6" plus 7'0" x 9'0" (2.89 x 2.91 plus 2.14 x 2.75)

### Bathroom

9'2" x 7'6" (2.81 x 2.29)

### Bedroom One

14'7" x 10'1" (4.46 x 3.09)

### Bedroom Two

10'2" x 14'7" (3.10 x 4.47)

### Bedroom Three

11'6" x 10'2" (3.52 x 3.11)

### Bedroom Four

8'9" x 9'10" (2.69 x 3.02)



- Tranquil Location
- 4 Spacious Bedrooms
- Rear Garden Space
- Oil Central Heating
- New Roof featuring Solar Panels
- Beautiful Characteristics
- EPC -
- Council Tax Band - D



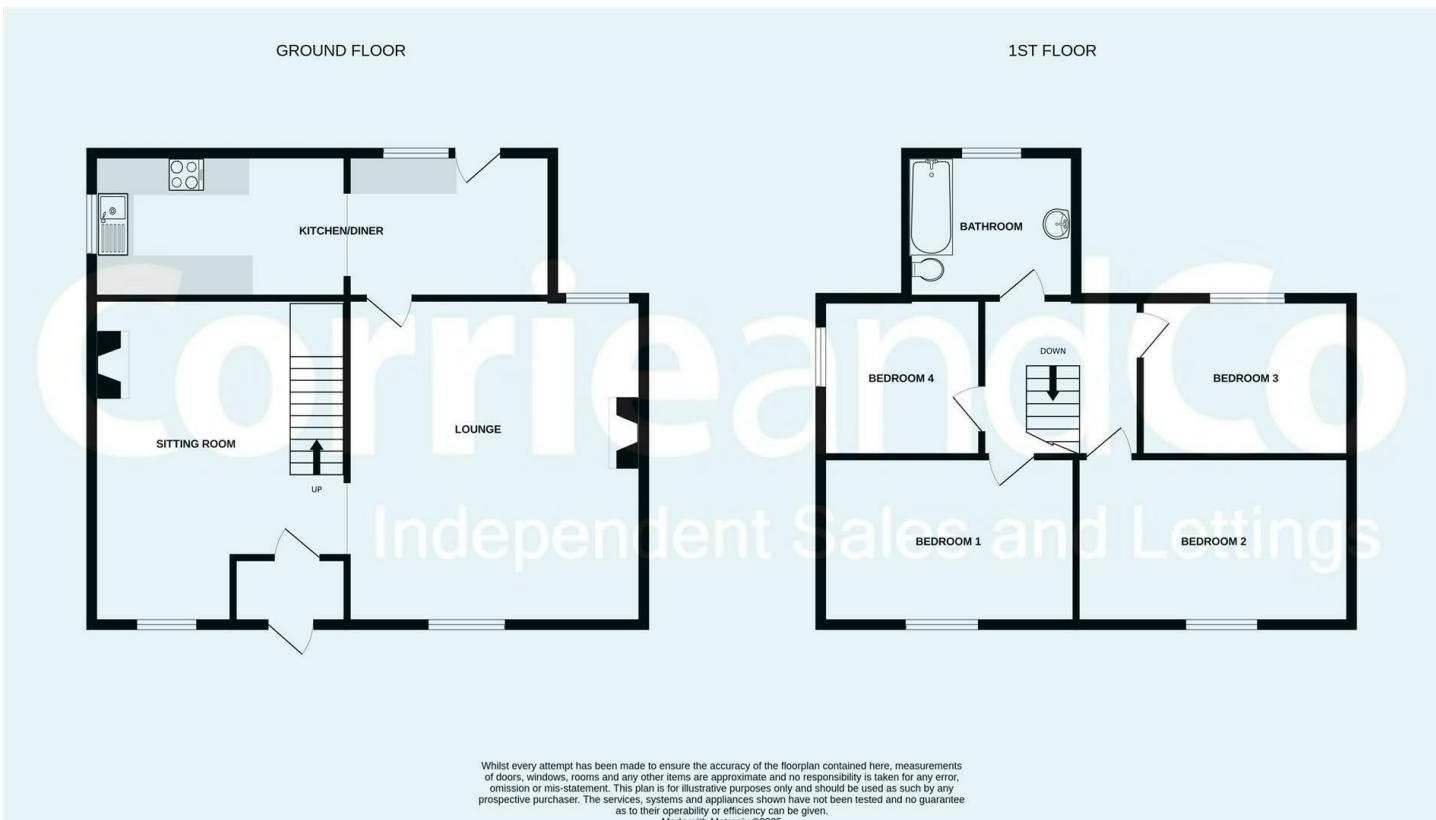
## Road Map



## Terrain Map



## Floor Plan



**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 whether buying or selling.**

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	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	