

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 7 Yarl Meadow

Barrow-In-Furness, LA13 9SJ

Offers In The Region Of £390,000



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# 7 Yarl Meadow

Barrow-In-Furness, LA13 9SJ

**Offers In The Region Of £390,000**



*A highly desirable family home benefitting from ample off road parking as well as a detached garage and a private rear garden. There is also an en suite bathroom to the master bedroom. Conveniently located close to amenities, transport links and schools.*

On approach you come to a block paved driveway with ample off road parking. Upon entering the vestibule you are welcomed into a generous sized hallway offering open access to the staircase, lounge/diner, kitchen, utility room, ground floor WC and fifth bedroom/second reception room. The 'L' shaped lounge diner provides plenty of living accommodation as well as direct access to the fantastic sized conservatory.

To the first floor you will find four double bedrooms (three of which benefit from having built in furniture) with the master bedroom having a three piece en suite bathroom. There is also a separate three piece family bathroom suite.

The most private rear garden boasts good sized lawn and patio areas allowing for enough space for outdoor seating and social gatherings.

## Hallway

14'4" x 9'3" (4.38 x 2.82)

## Lounge

22'10" x 13'3" (6.98 x 4.06)

## Dining Room

7'2" x 8'9" (2.20 x 2.68)

## Conservatory

23'11" x 12'6" (7.30 x 3.82)

## Reception two/fifth bedroom

9'1" x 10'6" (2.78 x 3.21)

## Kitchen

8'9" x 11'5" (2.68 x 3.49)

## Utility Room

6'6" x 5'10" (1.99 x 1.80)

## Ground Floor WC

2'7" x 5'10" (0.80 x 1.80)

## Landing

11'0" x 4'5" (3.37 x 1.35)

## Master Bedroom

12'9" x 13'0" (3.91 x 3.98)

## En Suite Bathroom

7'4" x 6'2" (2.24 x 1.90)

## Bedroom Two

9'7" x 11'5" (2.93 x 3.48)

## Bedroom Three

11'8" x 9'5" (3.56 x 2.89)

## Bedroom Four

9'1" x 12'11" (2.79 x 3.96)

## Bathroom

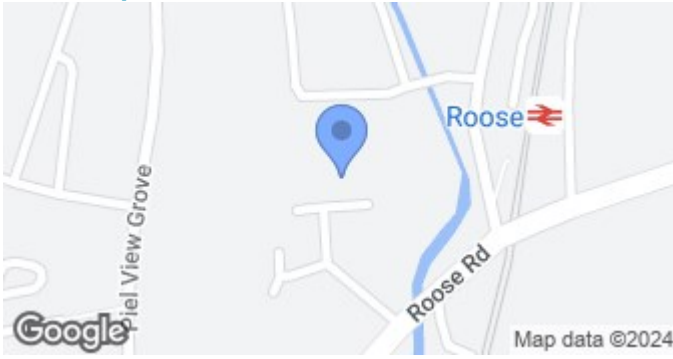
6'4" x 7'5" (1.95 x 2.27)



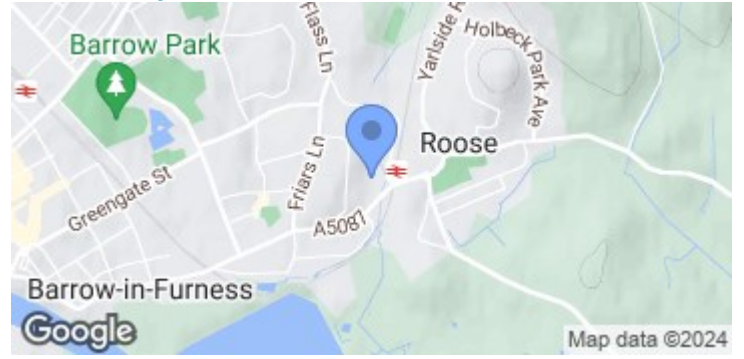
- Private rear garden
- Detached garage
- En suite to master bedroom
- Close to Tesco and Roose train station
- Double Glazing
- Off road parking
- Good sized conservatory
- Popular residential location
- Council Tax Band - E
- Gas Central Heating



## 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.

