



153 Flass Lane

Barrow-In-Furness, LA13 0GW

Offers In The Region Of £440,000



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Poised proudly on the approach to this modern established development this four bedroom sprawling family home offers all of the modern conveniences one can expect from a property of this size and standard. From a double garage to the spacious gardens. Master suite to ample reception areas, this property is sure to impress on every level.

To the head of the cul-de-sac this home boasts excellent kerb appeal as well as ample off road parking on the block paved driveway. A lawn area and shrubberies add to the attractive aesthetic of the home.

A timber door with knocker provides access to an impressive entrance hall which leads to all areas. The lounge is of an excellent size with dual aspect windows and French doors to the garden. There is a central feature fireplace and tasteful décor. The kitchen diner has been fitted with a good range of wall base and larder cabinets in a contrasting red and cream high gloss finish with complimentary worktops and integrated appliances including a hob and ovens. There is space for a breakfast area and open access to the dining room. The utility room has coordinating cabinets to the kitchen and benefits from space for freestanding appliances and internal access to the double garage. Also on the ground floor you will find a good size study, conservatory with pitched roof and a ground floor WC for added convenience.

To the first floor you will find four excellent size bedrooms. The Master bedroom has a private dressing area and en-suite wet room. The second bedroom has fitted wardrobes and en-suite shower room. There is a five piece family bathroom with bath, shower, WC, bidet and pedestal sink with half tiling to the walls.

Externally to the rear, you will find a superb garden which has been mostly laid to lawn with ample patio spaces and mature shrubberies adding privacy and interest to the garden.

Entrance Hall

Lounge

13'6" x 19'4" (4.14 x 5.90)

Dining Room

10'3" x 13'1" (3.13 x 3.99)

Kitchen Diner

20'3" x 11'4" (6.18 x 3.47)

Conservatory

12'7" x 12'5" (3.86 x 3.81)

Study

8'4" x 9'6" (2.56 x 2.92)

Utility Room

9'11" x 5'6" (3.04 x 1.70)

Ground Floor WC

First Floor Landing

Master Bedroom

19'7" x 13'11" (5.97 x 4.26)

En-suite Wet Room

9'10" x 5'8" (3.01 x 1.73)

Bedroom Two

10'3" x 13'6" (3.13 x 4.12)

Bedroom Three

12'3" x 8'5" (3.74 x 2.59)

Bedroom Four

9'1" x 9'5" (2.77 x 2.89)

Family Bathroom

8'7" x 7'6" (2.62 x 2.31)

Double Garage

17'3" x 16'11" (5.27 x 5.18)

Walk in wardrobe

7'6" x 6'9" (2.31 x 2.08)



- Spacious Family Home
- Two En-suite Shower Rooms
 - Double Glazing
 - Council Tax Band - E
 - Close to Station
- Ample Parking
- Kitchen Diner
- Gas Central Heating
- Established Development
- Conservatory



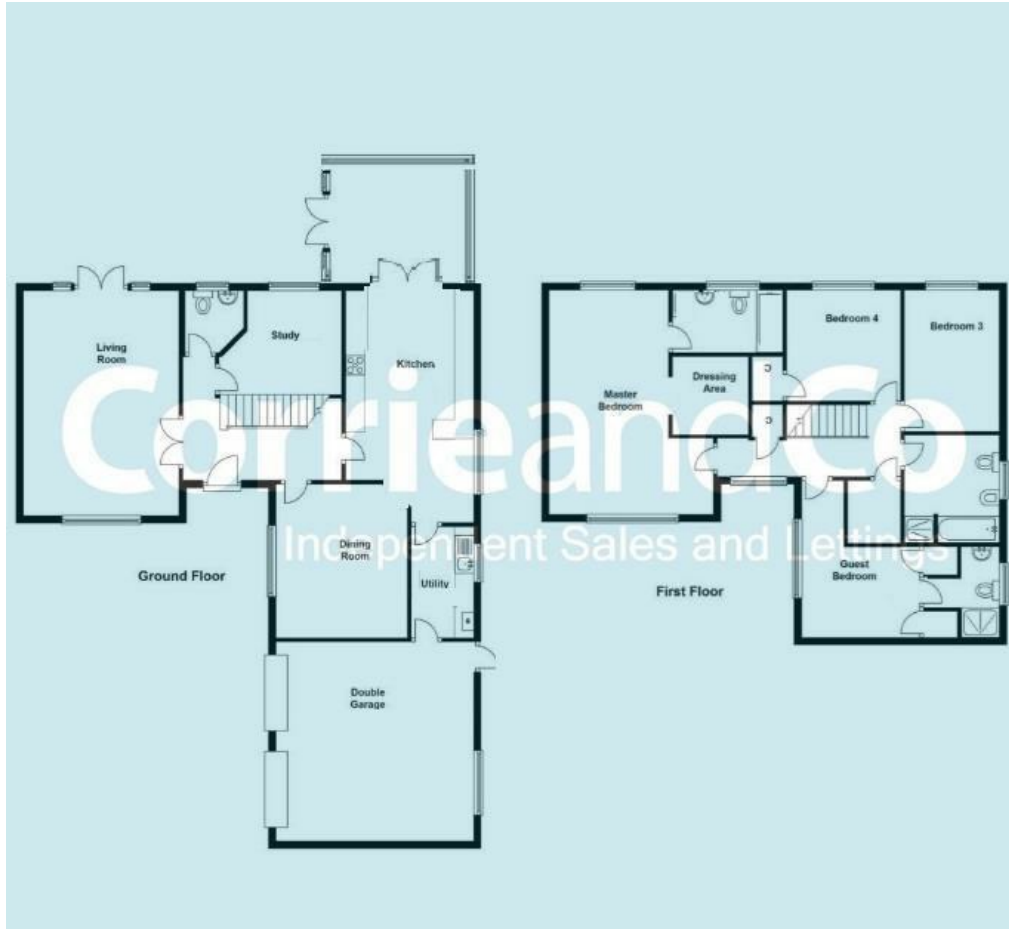
Road Map



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	