

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 4 Darley Dale Road

Barrow-In-Furness, LA14 5ND

Offers In The Region Of £265,000



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***Offered to the market with no onward chain, this well-presented three-bedroom semi-detached home is ideally situated in a quiet cul-de-sac location, providing a peaceful setting while remaining convenient for local amenities. The property benefits from a generous sized rear garden perfect for families. To the front there is off-road parking, along with a detached garage providing additional storage or secure parking.***

The property is entered via a useful entrance porch, providing a practical space for coats and shoes before stepping into the main home. The hallway offers access to the principal ground floor rooms and staircase rising to the first floor. A useful under-stairs storage cupboard provides additional practicality.

The spacious lounge / diner runs the depth of the property, offering a bright and versatile living space. A large front window allows plenty of natural light, along with the sliding patio doors at the rear opening into the garden. The dining area comfortably accommodates a family table, making it ideal for both everyday living and entertaining. The modern fitted kitchen is positioned to the rear of the property and features a range of contemporary wall and base units with white marble effect laminate work surfaces. Integrated appliances include a single oven, with space for additional appliances. A window overlooks the rear garden and a door provides access to the outside.

Heading up the stairs, you arrive on to a landing giving access to the three bedrooms and bathroom. Bedroom one is a well-proportioned double bedroom benefitting from built-in wardrobes, providing excellent storage. Bedroom two is a further double bedroom overlooking the garden and also features built-in wardrobes, making this an ideal guest room or additional main bedroom. Bedroom three is a comfortable single bedroom which could also serve well as a home office or nursery. The family bathroom is fitted with a three-piece suite including a shower cubicle, a vanity sink and WC with grey gloss units.

The property enjoys a generous and well-established rear garden offering a mix of lawn, patio seating areas and mature planting. A particular highlight is the productive garden which includes pear, apple, plum and fig trees, along with a variety of soft fruit such as red and white currants, honeyberries, gooseberries and a dedicated strawberry patch. There is also a pond which is home to protected newts and frogs, creating a charming wildlife feature within the garden. A greenhouse is also included, making the space ideal for keen gardeners or those looking to grow their own produce. A detached garage with an up and over door provides secure parking or additional storage.

### Reception

10'7" x 22'0" (3.25 x 6.73)

### Kitchen

12'9" x 7'9" (3.89 x 2.37)

### Bedroom One

9'7" x 13'2" (2.94 x 4.02)

### Bedroom Two

8'7" x 9'7" (2.64 x 2.94)

### Bedroom Three

6'7" x 6'10" (2.03 x 2.09)

### Shower Room

6'9" x 5'6" (2.08 x 1.69)

### Garage

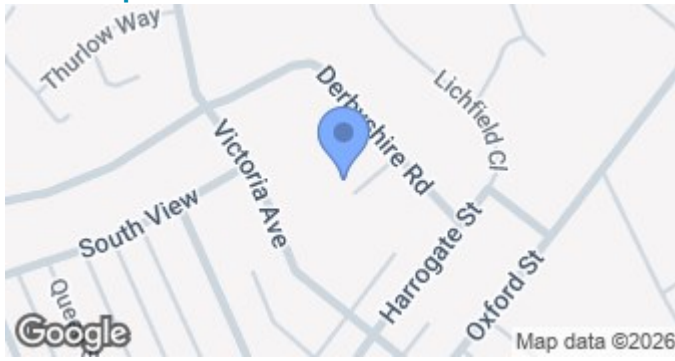
11'2" x 21'2" (3.41 x 6.46)



- No Onward Chain
- Off Road Parking
- Cul-De-Sac Location
- Double Glazing
- Generous Sized Garden
- Detached Garage
- Gas Central Heating
- Council Tax Band -



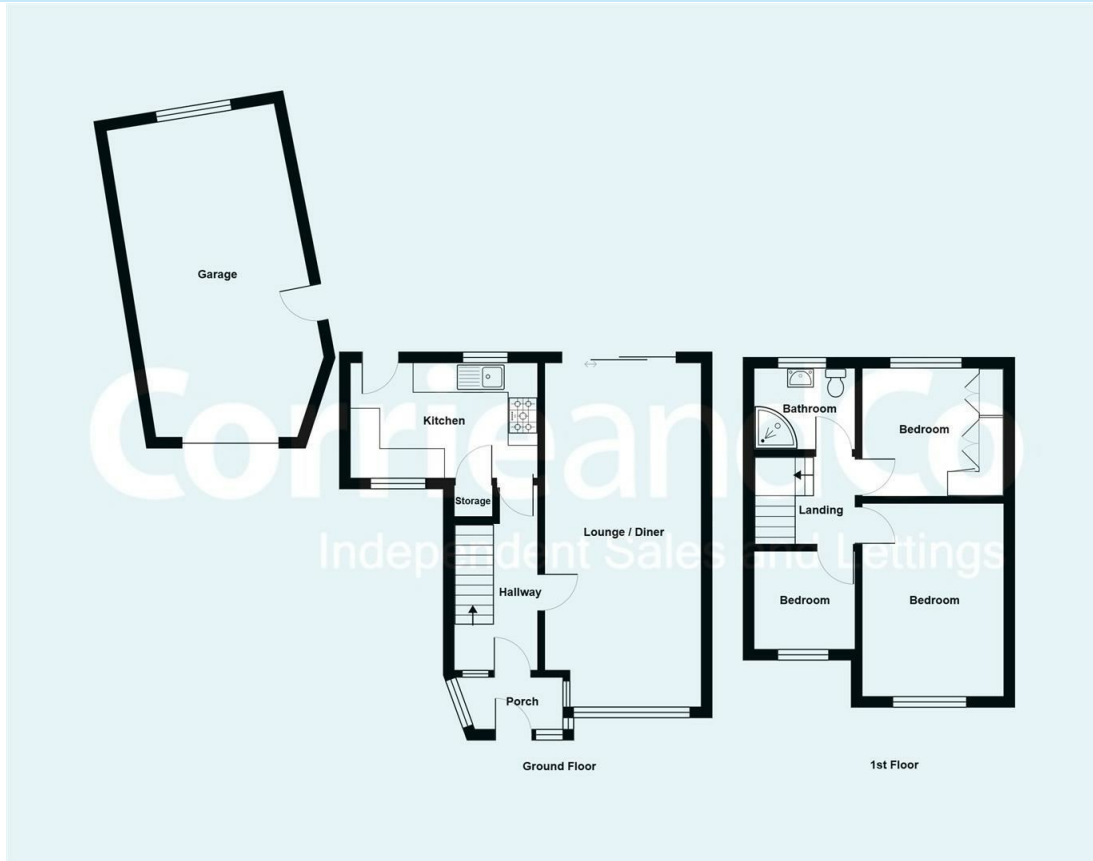
## Road Map



## 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		67	79
		EU Directive 2002/91/EC	