

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 30 Grey Friar Close

Barrow-In-Furness, LA13 0TW

Offers Over £220,000



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Barrow-In-Furness, LA13 0TW  
Offers Over £220,000



*Welcome to this highly sought after and delightful house. The property itself presents an excellent opportunity for families and couples alike. Featuring three well-proportioned bedrooms, a modern living room, garden space and off road parking, this property offers flexibility and comfortable living in abundance.*

Upon approaching the property you are welcomed with off road parking and a spot at the top of the Cul-de-Sac location. The property opens into a small vestibule, perfect for hanging coats and drying wet shoes. To the left, the downstairs WC perfect for guests or quick access. Entering inside, a modern media wall completes the lounge, with a large window providing ample natural lighting and an electric fireplace with a customisable colour wheel. Moving through the home into the kitchen, with plenty of worktop and cupboard space to suit and fit any culinary needs. The room also has space for a dining table and chair set. At the rear of the property, a warm and inviting conservatory with access directly into the rear garden.

Moving upstairs the family bathroom is located ideally for the whole house to access. The main bedroom has built in wardrobes and the second and third bedrooms offer ample space for beds and furniture. Overall the house offers a warm and welcoming space able to accommodate social gatherings or to provide a sanctuary away from the bustle of modern life.

## Lounge

14'7" x 14'7" (4.47 x 4.47)

## Kitchen Diner

14'7" x 9'3" (4.46 x 2.82)

## Conservatory

9'8" x 8'11" (2.95 x 2.73)

## WC

4'5" x 2'6" (1.36 x 0.78)

## Bedroom One

8'2" x 14'11" (2.49 x 4.57)

## Bedroom Two

6'2" x 9'0" (1.9 x 2.76)

## Bedroom Three

9'2" x 8'1" (2.8 x 2.48)

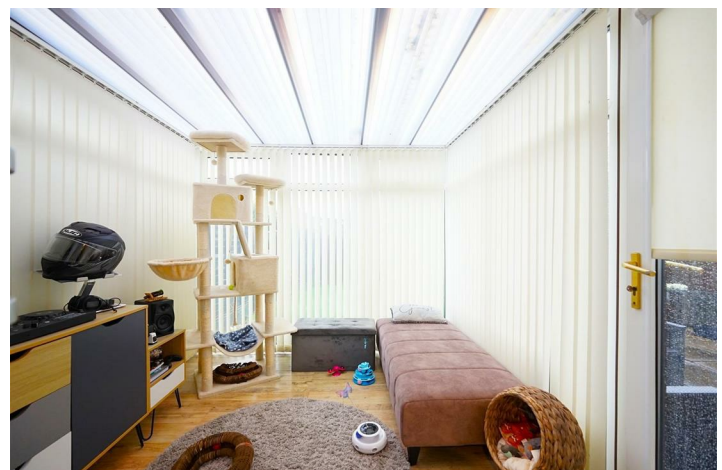
## Bathroom

6'2" x 5'6" (1.88 x 1.68)

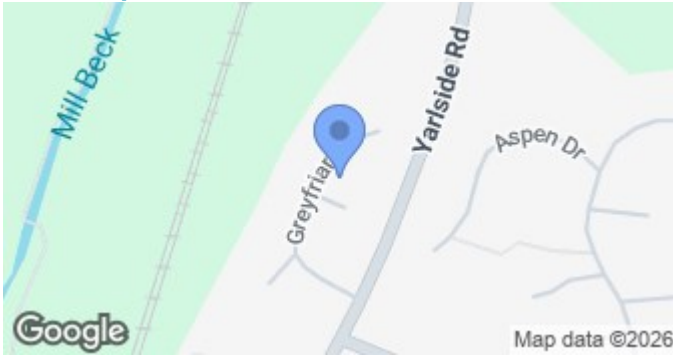


- Sought After Location
- Rear Garden Space
- Cul-de-Sac Location
- Gas Central Heating

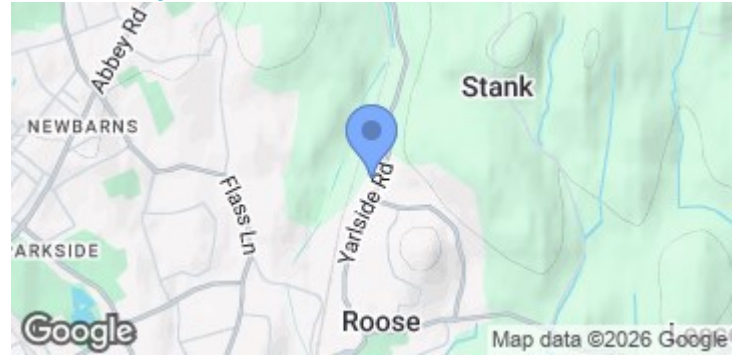
- Off Road Parking
- Close to Local Schools
- Council Tax Band - C
- EPC -



## 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 |           |