



## 12 Stoneham Close

Barrow-In-Furness, LA13 0SX

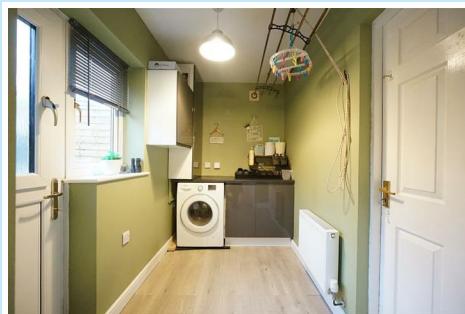
Offers In The Region Of £350,000



# 12 Stoneham Close

## Barrow-In-Furness, LA13 0SX

### Offers In The Region Of £350,000



**An impressive detached four-bedroom residence located in a sought-after setting. The property offers a private garage and generous off-road parking, complimented by a beautifully maintained garden. Internally, the property is neutrally decorated throughout, offering a bright and versatile living space ready for a new owner to make their own.**

Upon arrival, you are welcomed into a bright and well-proportioned entrance hall, setting the tone for the quality and space found throughout the property. From here, a convenient ground floor WC and useful storage cupboard are discreetly positioned. To the front of the home, the reception room offers a refined yet comfortable space. Large windows allow natural light to flow in, enhancing the neutral décor. To the rear, through a set of French doors of the reception room, sits the impressive kitchen/diner, thoughtfully designed to combine style and practicality. This generous space is ideal for family dining and social gatherings, with direct access to the rear garden, seamlessly blending indoor and outdoor living. The kitchen has been fitted with white gloss handleless wall and base units, boasting quartz worktops with a breakfast bar, and integrated appliances such as a fridge, dishwasher and a microwave. Adjacent to the kitchen is a separate utility room, providing additional workspace and access to the garage.

Ascending to the first floor, the landing provides access to four well-appointed bedrooms. The master bedroom sits to the rear of the property, overlooking the garden, and is complete with a private en-suite shower room, finished to a high standard. Three further double bedrooms, all generously sized and versatile, are well suited for family members, guests, or home study use. These rooms are served by a contemporary family bathroom, fitted with a full four piece suite comprising of a shower cubicle with a thermostatic shower, a vanity sink, a WC and a bath.

Externally, the property continues to impress with gardens to both the front and rear, providing attractive outdoor space for relaxation and entertaining. A private garage with a sink, and an electric door and off-road parking complete this exceptional home.

#### Reception

10'8" x 14'5" (3.26 x 4.40)

#### Kitchen Diner

12'7" x 8'3" plus 11'2" x 7'9" (3.84 x 2.54 plus 3.42 x 2.38 )

#### Utility

9'1" x 5'4" (2.78 x 1.63 )

#### Ground Floor WC

3'9" x 6'10" (1.15 x 2.09 )

#### Master Bedroom

10'10" x 10'4" (3.32 x 3.17 )

#### En-Suite

4'5" x 7'4" (1.36 x 2.24 )

#### Bedroom Two

9'7" x 8'4" (2.94 x 2.55 )

#### Bedroom Three

9'2" x 15'7" into eaves (2.80 x 4.77 into eaves )

#### Bedroom Four

7'1" x 10'10" (2.17 x 3.32 )

#### Bathroom

8'4" x 9'1" max 6'10" min (2.55 x 2.78 max 2.10 min )

#### Garage

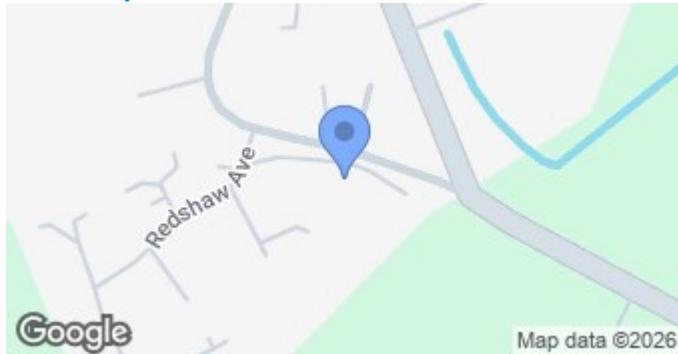
17'3" x 9'3" (5.26 x 2.84 )



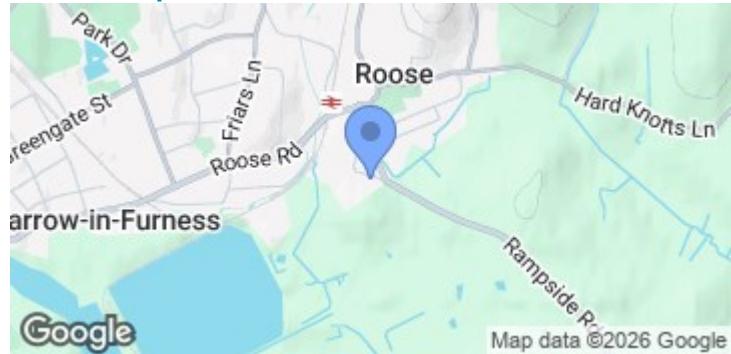
- Detached Family Home
- En-Suite
- Garage
- Desirable Location
- Double Glazing
- Spacious Property
- Off Road Parking
- Garden To Front And Rear
- Gas Central Heating
- Council Tax Band - E



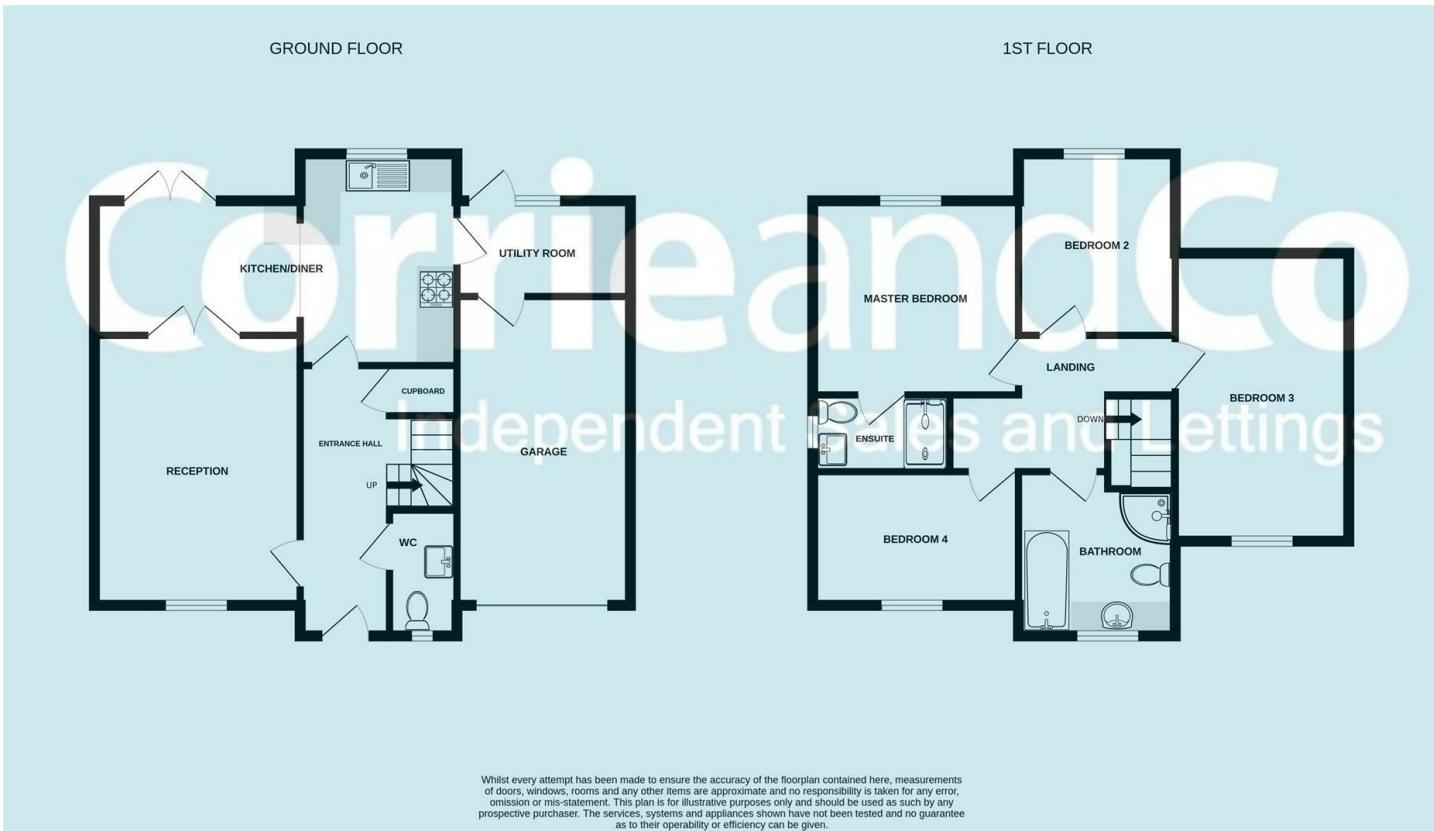
## Road Map



## 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	