



183 Flass Lane

Barrow-In-Furness, LA13 0FB

Offers In The Region Of £230,000



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A beautifully presented, three bed family home situated in a popular location close to local amenities and Roose train station. Briefly comprising of a charming lounge, modern kitchen diner, convenient ground-floor WC, and to the first floor, two bedrooms and family bathroom, and the second floor consists of the master bedroom, en-suite and bedroom. Externally, there is a low maintenance flagged rear garden area.

External steps lead to this beautiful, and charming home. The lounge has been neutrally decorated with white painted walls and complimentary carpeting. The kitchen diner has been fitted with light grey high gloss wall and base units with laminate wood effect work surfaces. The integrated appliances include a single oven, fridge freezer, gas hob, stainless steel extractor fan and space for a dining table. There are French doors which provide access to the rear garden, and allowing natural lighting. The WC has been fitted with a low level flush WC and a vanity sink.

To the first floor there are two bedrooms and a family bathroom. The two bedrooms have been neutrally decorated and fitted with complimentary carpeting. The bathroom has been fitted with a three piece suite comprising of a low level flush WC, vanity sink and a bath with an over bath thermostatic shower attachment.

To the second floor is the master bedroom, en-suite and office. The master bedroom has been neutrally decorated with painted walls, grey carpeting and two Velux windows. The en-suite has been fitted with a three piece suite comprising of a low level flush WC, vanity sink and shower cubicle. The office is a versatile room and is currently being used as an additional bedroom.

To the rear of the property there is a low maintenance garden ideal for outdoor seating and entertainment.

Lounge

12'3" x 15'7" (3.74 x 4.76)

Kitchen Diner

12'2" x 8'8" (3.73 x 2.65)

WC

2'11" x 4'10" (0.89 x 1.49)

Bedroom Two

12'3" x 8'9" x 10'6" max (3.74 x 2.69 x 3.21 max)

Bedroom Three

12'3" x 8'11" min 10'1" max (3.74 x 2.72 min 3.09 max)

Bathroom

6'1" x 6'8" (1.87 x 2.04)

Master Bedroom

12'5" x 12'3" (3.80 x 3.75)

En-suite

4'1" x 7'4" (1.27 x 2.24)

Bedroom Four

7'10" x 6'8" (2.40 x 2.04)



- Ideal Family Home
- Modern Fitments Throughout
 - Off Road Parking
 - Ground Floor WC
- Popular Location
- Low Maintenance Garden
- Council Tax Band - C
- En-Suite



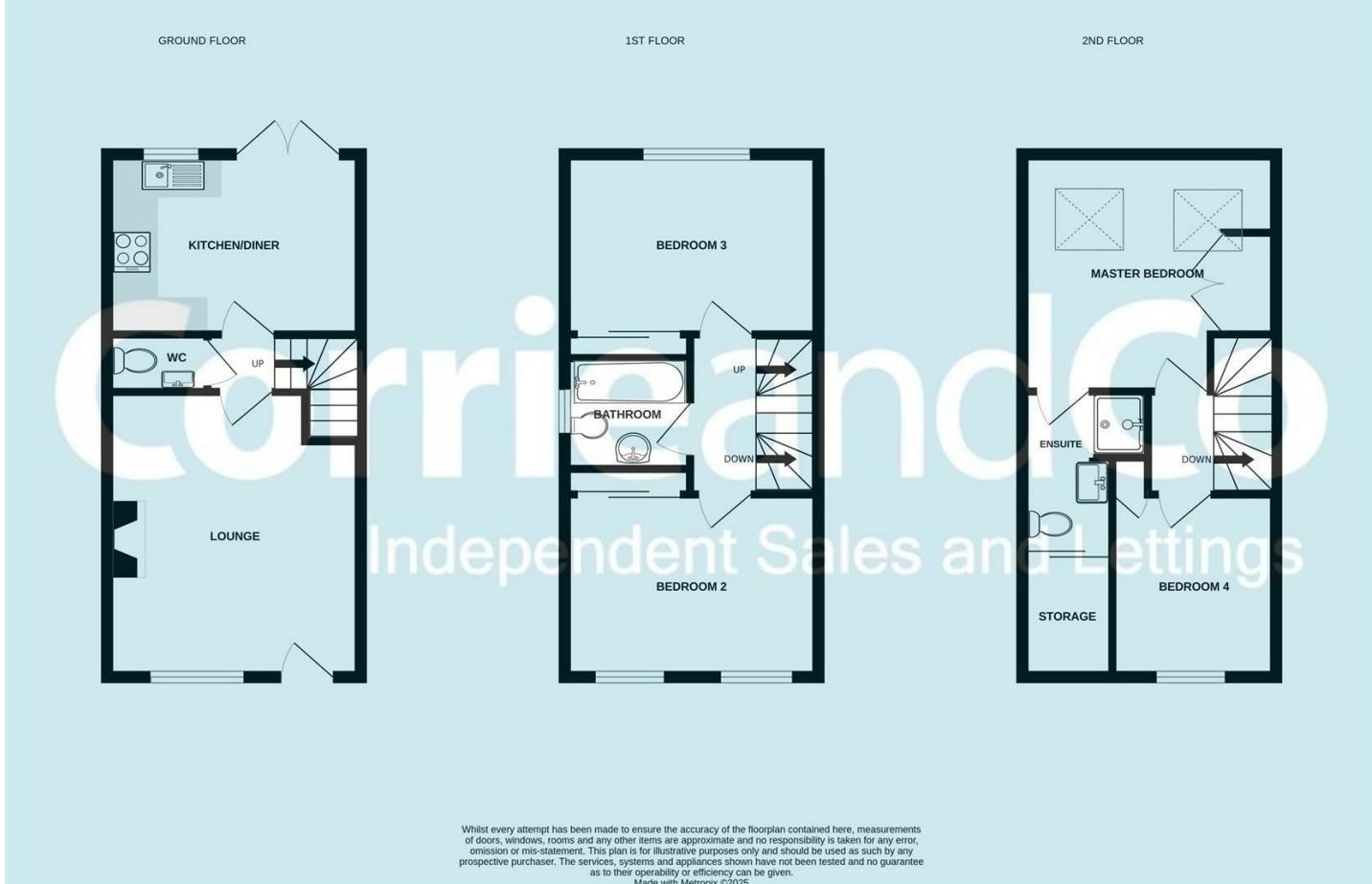
Road Map



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		
(68-80)	C		
(55-68)	D		
(38-54)	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		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	