

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



1 Barnfield Lane

Barrow-In-Furness, LA14 4AZ

Offers In The Region Of £164,950



3



1



1



D



1 Barnfield Lane

Barrow-In-Furness, LA14 4AZ

Offers In The Region Of £164,950



An end-terrace property offering three bedrooms and well-presented accommodation throughout. The property benefits from a spacious lounge with double doors opening onto the large rear garden. This home is well suited to first-time buyers, couples or small families. Furthermore, the property is conveniently located close to local amenities, schools and transport links.

Entering the property, the entrance hallway acts as the perfect space for kicking off wet shoes and hanging up your coat. To the left, the lounge is a large open and comfortable room featuring laminate flooring and a wood-burning fireplace, creating a warm and inviting central focal point. Double doors from the lounge open directly onto the rear garden and help provide an abundance of natural light. The garden itself is a large space paired with a useful shed for storage. The natural flow between the two makes for the perfect space to socialise both indoors and out.

The kitchen is fitted with cabinets and is complemented by the laminate worktops making ample space and storage for the whole family's culinary needs. The kitchen has an incorporated single oven and features a gas hob.

To the first floor, the landing provides access to three bedrooms and the household bathroom. The master bedroom sits close to the bathroom for convenience, the second bedroom is located to the front of the house, whilst the third bedroom benefits from an additional fitted storage space.

Entrance Hall

7'11" x 4'4" (2.42 x 1.34)

Lounge

11'10" x 18'5" (3.63 x 5.63)

Kitchen

10'2" x 7'9" min to 13'7" max (3.12 x 2.38 min to 4.16 max)

Master Bedroom

10'8" x 12'2" (3.27 x 3.73)

Bedroom Two

10'10" x 9'2" (3.31 x 2.80)

Bedroom Three

9'1" x 7'10" (2.79 x 2.39)

Bathroom

5'10" x 8'0" (1.80 x 2.46)



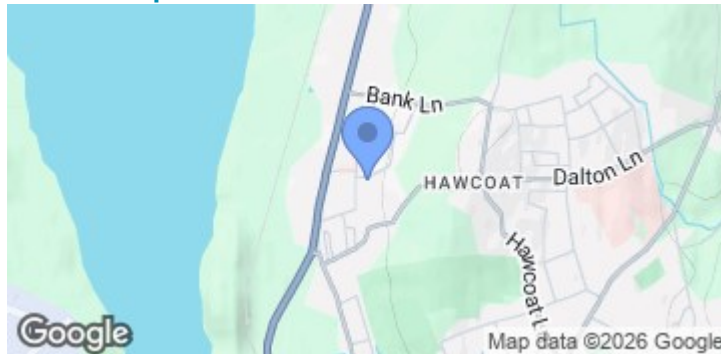
- End Terrace House
- Large Rear Garden
- Local Amenities
- EPC - D
- Three Bedrooms
- Gas Central Heating
- Interior Log Burner
- Council Tax Band - A



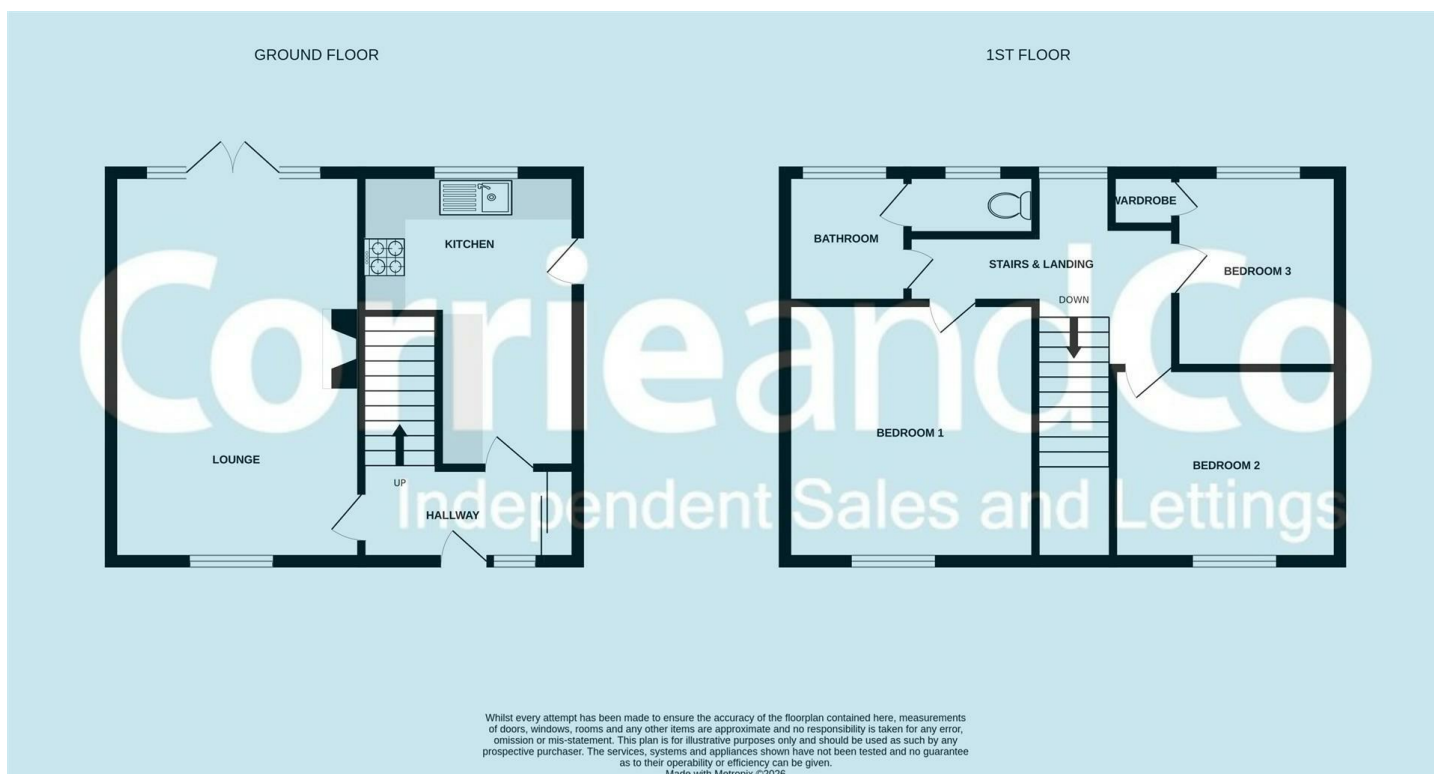
Road Map



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 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		67	83
		EU Directive 2002/91/EC	