



## 26 Redshaw Avenue

Barrow-In-Furness, LA13 0SU

Offers In The Region Of £250,000



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# 26 Redshaw Avenue

Barrow-In-Furness, LA13 0SU

## Offers In The Region Of £250,000



*This delightful semi-detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed reception room provides a welcoming atmosphere, perfect for entertaining or relaxing after a long day. Do not miss the chance to view this wonderful property and envision your future here.*

As you approach the property there is off road parking, access to the garage and a front garden which provides access to the front door.

Upon entering the property you arrive into the hallway which provides access to the WC, lounge, kitchen and staircase. The WC has been fitted with a two piece suite comprising of a low level flush WC and a wall hung wash hand basin. The lounge is a spacious room which has been neutrally decorated and fitted with wood effect flooring. The room also boasts a feature fireplace and provides access into the rear garden. The kitchen has been fitted with wood effect wall and base units with black laminate work surfaces. The integrated appliances include a single oven, gas hob and a stainless steel extractor fan.

To the first floor there are four bedrooms, an en-suite and a family bathroom. The master bedroom is situated to the front aspect of the property and has been tastefully decorated and fitted with wood effect flooring, this room also boasts an en-suite. The en-suite has been fitted with a three piece suite comprising of a WC, corner shower cubicle and a pedestal sink. The further three bedrooms have all been neutrally decorated and consist of carpeting or wood effect flooring. The family bathroom has been fitted with a three piece suite comprising of a WC, pedestal sink and a bath with an over bath shower attachment.

To the rear of the property there is a garden with a lawn and decked area ideal for outdoor seating and relaxation.

### Lounge

15'2" x 15'1" (4.63 x 4.60)

### Kitchen

7'11" x 9'8" (2.42 x 2.96 )

### Ground Floor WC

5'9" x 3'0" (1.76 x 0.92 )

### Bedroom One

10'0" x 11'11" (3.07 x 3.65 )

### En-Suite

6'7" x 5'9" (2.03 x 1.76 )

### Bedroom Two

8'6" x 14'6" into eaves (2.60 x 4.43 into eaves )

### Bedroom Three

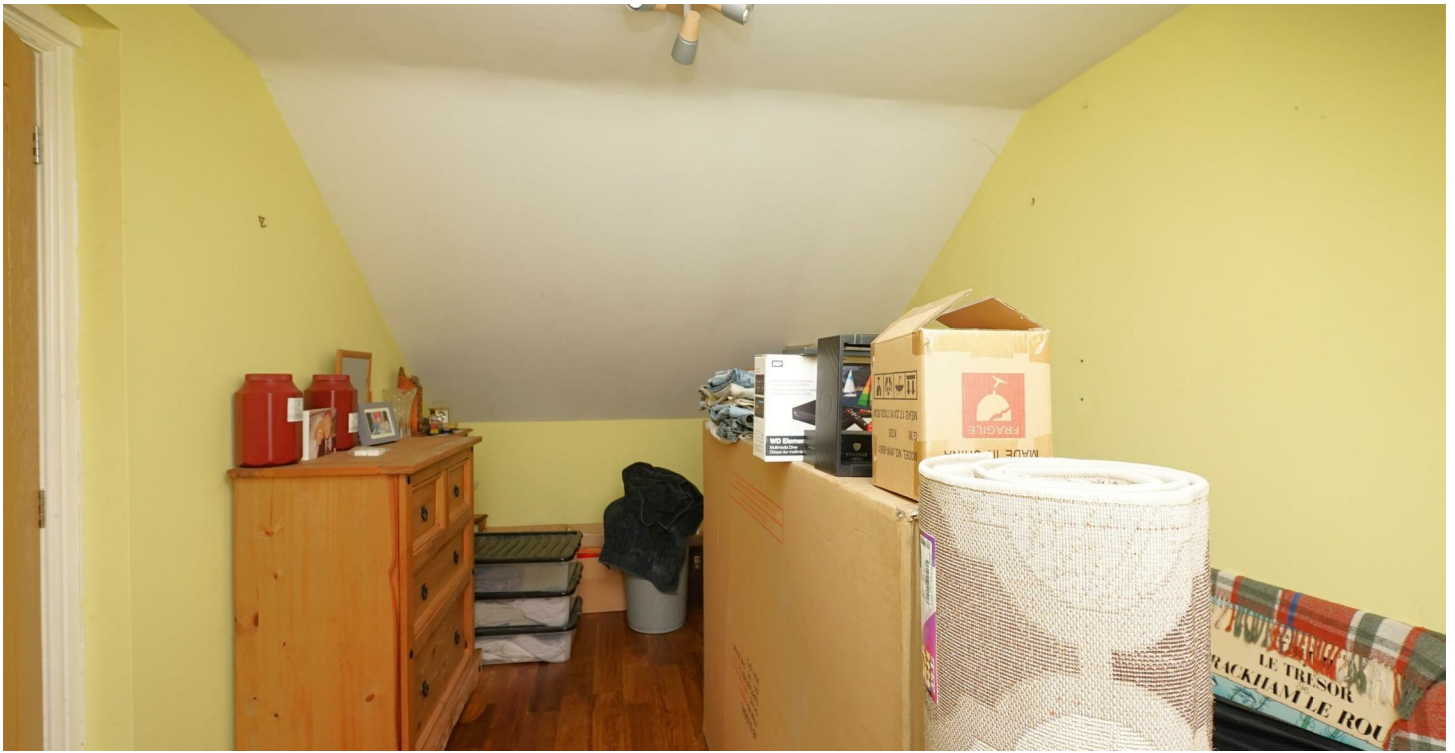
6'11" x 8'10" (2.11 x 2.71 )

### Bedroom Four

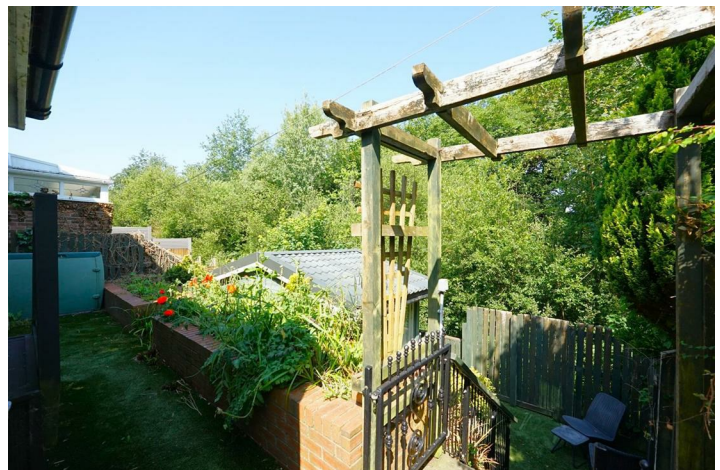
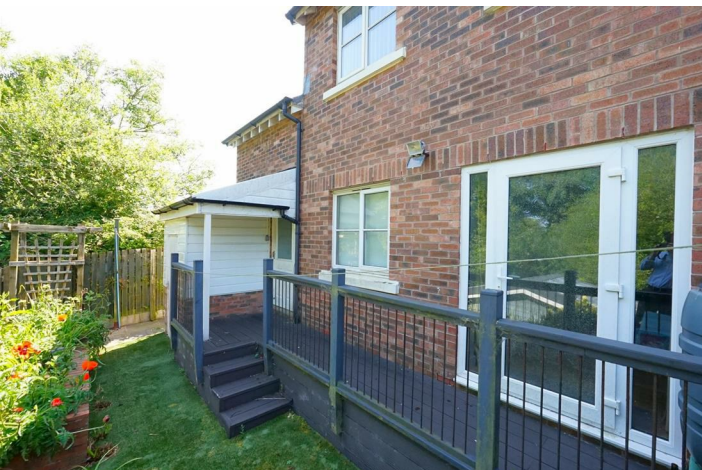
6'5" x 8'8" (1.97 x 2.66 )

### Garage

8'7" x 17'11" (2.64 x 5.47 )



- Ideal Family Home
- Close to Amenities
- Attached Garage
  - Double Glazing
- Council Tax Band - C
- Popular Location
  - Rear Garden
  - Off Road Parking
  - Gas Central Heating

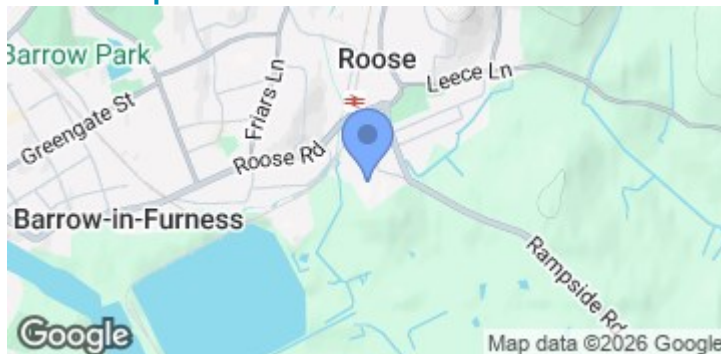




## Road Map

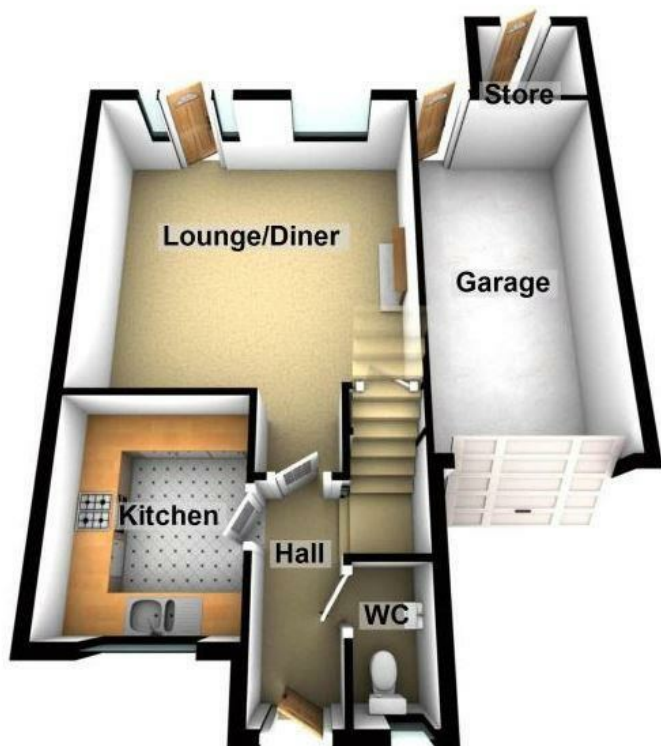


## Terrain Map



## Floor Plan

### Ground Floor



### First Floor



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		