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INDEPENDENT SALES & LETTING AGENTS

25 Cote Ley Crescent

Barrow-In-Furness, LA14 3EP

Offers In The Region Of £140,000

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A well-positioned end-terraced property offering an ideal family home, with three generously sized double bedrooms. Although dated and offering scope for modernisation, the property provides excellent potential to create a comfortable and stylish home tailored to your needs. The property benefits from gardens to both the front and rear, providing useful outdoor space for families and entertaining. Conveniently located close to a range of local amenities, schools and transport links, making this an appealing choice for families and commuters alike.

The property is entered via the front door into a welcoming entrance hall, providing access to the principal ground-floor accommodation and staircase rising to the first floor. There is useful space for coats and shoes, with doors leading through to the kitchen and lounge.

The kitchen is positioned towards the rear of the property and offers a range of fitted wall and base units with worktop surfaces over. There is space for the usual freestanding appliances, together with a window providing natural light. The kitchen also benefits from access to the adjoining outbuilding, providing useful additional storage.
The well-proportioned lounge occupies the right of the ground floor and provides a comfortable main reception space for the family. The room benefits from good natural light through the rear-facing and front-facing windows and offers ample space for a range of seating and living room furniture.

The staircase rises to the first-floor landing, which provides access to all three bedrooms, the shower room and separate WC.
There are three generously proportioned double bedrooms, providing excellent accommodation for a growing family. The rear bedroom offers plenty of space for a double bed and additional bedroom furniture, while the two front bedrooms are also well suited to double beds, wardrobes and further furnishings. Depending on individual requirements, one of the bedrooms could also be utilised as a guest room, home office or hobby space.
The shower room comprises a shower enclosure and wash hand basin, with a separate WC conveniently positioned alongside. Both rooms benefit from natural light.

Outside, the property enjoys gardens to both the front and rear, providing valuable outdoor space for family use, gardening and entertaining. The rear garden offers scope for landscaping and improvement to create a pleasant private space.

Lounge
18'1" x 10'9" (5.52 x 3.30)

Kitchen
14'2".mac x 8'10" (4.33.mac x 2.70)

Bedroom One
9'2" x 12'2" (2.80 x 3.71)

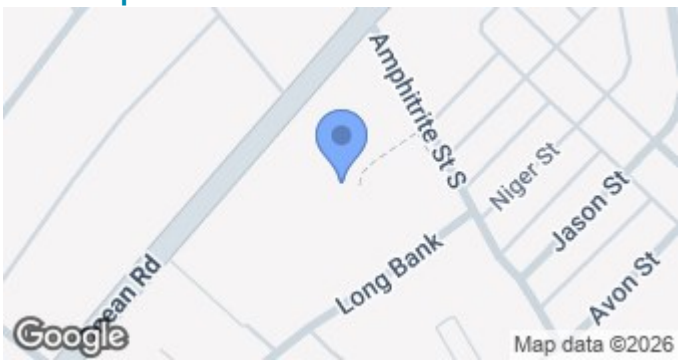
Bedroom Two
13'10" x 8'3" (4.24 x 2.52)

Bedroom Three
9'7" x 9'8" (2.94 x 2.96)

Shower Room
5'5" x 5'7" (1.66 x 1.72)

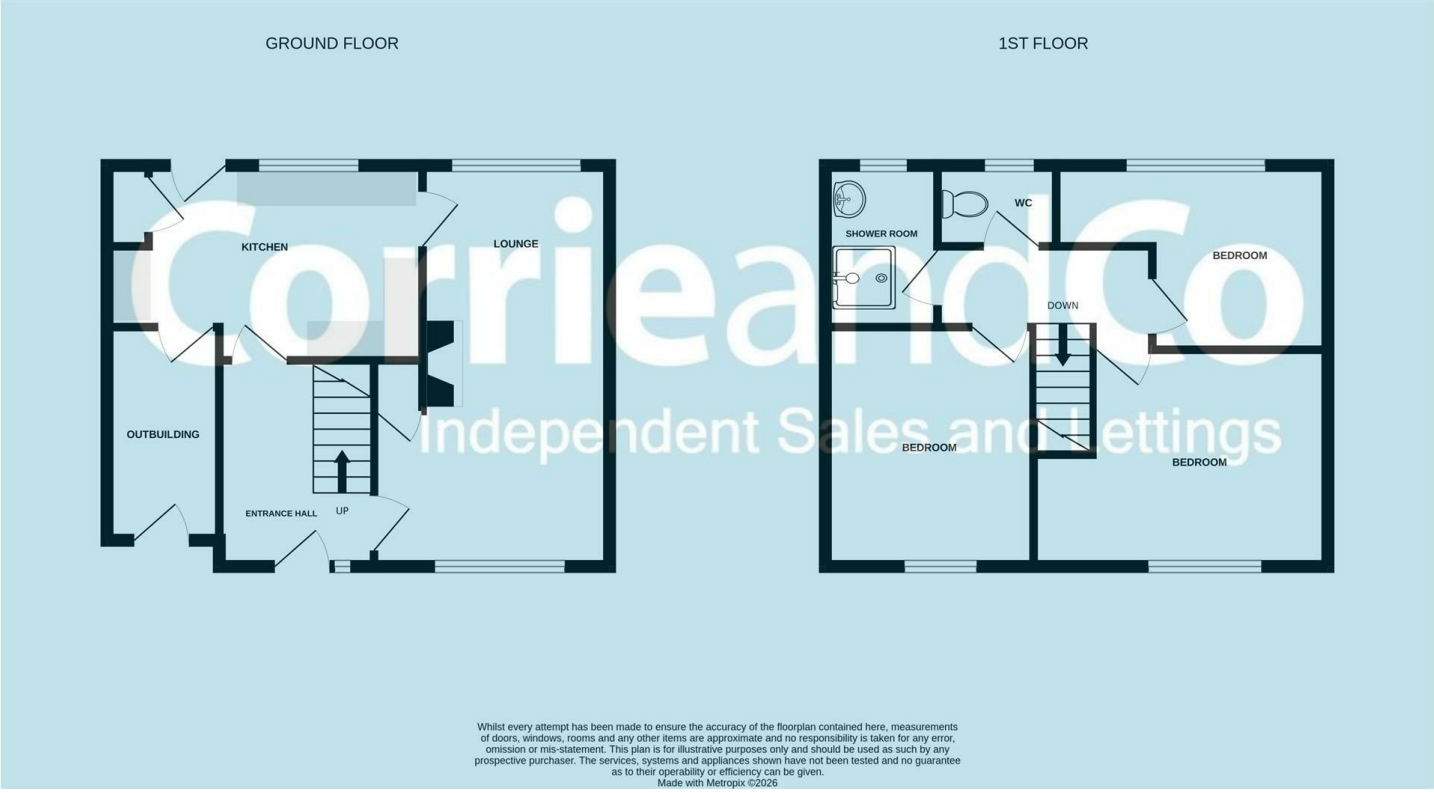
- No Onward Chain
- Garden To Front And Rear
- Three Double Bedrooms
- Double Glazing
- Ideal For A Range Of Buyers
- Close To Transport Links
- Gas Central Heating
- Council Tax Band - A

Road Map



Terrain Map

Floor Plan



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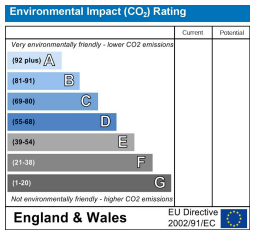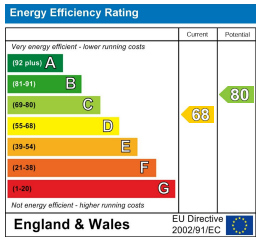
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