

# CorrieandCo

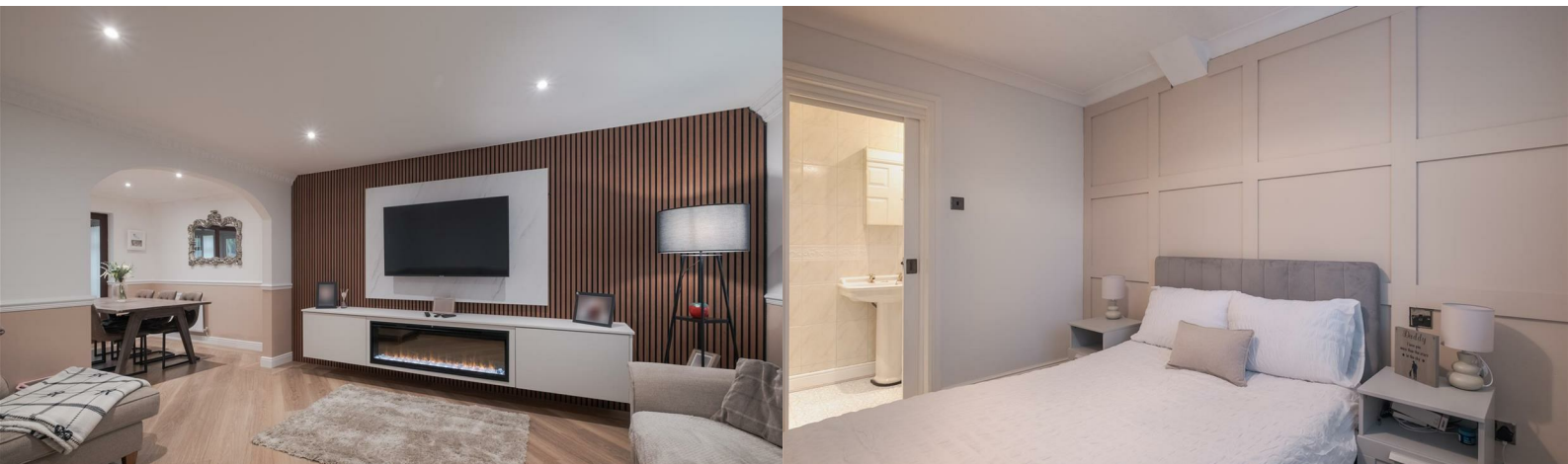
INDEPENDENT SALES & LETTING AGENTS



## 7 Welbeck Close

Barrow-In-Furness, LA13 9UU

Offers Over £350,000



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# 7 Welbeck Close

Barrow-In-Furness, LA13 9UU

## Offers Over £350,000



*This delightful detached house presents an excellent opportunity for those seeking a comfortable family home. This stunning property boasts a welcoming atmosphere, fashionable décor and ample living space for both relaxation and entertaining. The driveway and attached garage provide private off-road parking whilst the garden provides the opportunity to enjoy nature from your own back door. This home benefits from a range of local amenities, including shops, schools, and parks, all within easy reach.*

Welcome to 7 Welbeck Close, a beautiful detached property that perfectly blends classic comfort with modern elegance. As you arrive, the home greets you with a private driveway and garage, complemented by a well-tended small fore garden that adds a touch of greenery to the entrance.

Stepping inside, convenience is key with an immediate WC located to the right, ideal for guests or quick access. Further to the right, you enter the comfortable lounge, where fashionable wood panelling and a gas fireplace create a warm, inviting atmosphere for those chilly evenings. An elegant archway opens the lounge into the dining room, allowing for a seamless flow that is perfect for hosting social occasions and keeping the conversation moving.

Connected directly to the dining room is the conservatory, which serves as a bright bridge to the outdoors. It provides direct access to the rear garden, a thoughtfully designed space that is partially patioed for outdoor furniture and partially laid with grass for a soft, natural finish.

At the back of the home, the kitchen features sleek modern cabinets paired with striking white slate worktops. The addition of downlights from the cupboards creates a beautiful ambience, making the space feel both functional and sophisticated. For added practicality, a separate utility space to the side keeps everyday household tasks tucked away from the main living areas.

Moving upstairs, the main bedroom offers a private retreat complete with its own ensuite bathroom. The family bathroom serves the rest of the floor, masterfully bringing together classic features and modern charm. The second bedroom is generously sized with ample space for a double bed, while the third bedroom provides a highly versatile space, perfectly suited for a home office or a welcoming guest room.

### Kitchen

10'4" x 9'4" (3.16 x 2.86 )

### Reception

14'6" x 12'4" (4.42 x 3.77)

### Dining Room

10'5" x 9'7" (3.18 x 2.93 )

### Utility

5'9" x 10'5" (1.76 x 3.18 )

### Conservatory

12'0" x 10'10" (3.66 x 3.32 )

### WC

2'7" x 5'9" (0.79 x 1.76 )

### Bedroom One

11'1" x 10'1" (3.38 x 3.09 )

### Ensuite

3'2" x 10'2" (0.98 x 3.10 )

### Bedroom Two

10'1" x 10'5" (3.08 x 3.19 )

### Bedroom Three

7'1" x 7'6" (2.18 x 2.29 )

### Bathroom

6'3" x 5'10" (1.92 x 1.80)

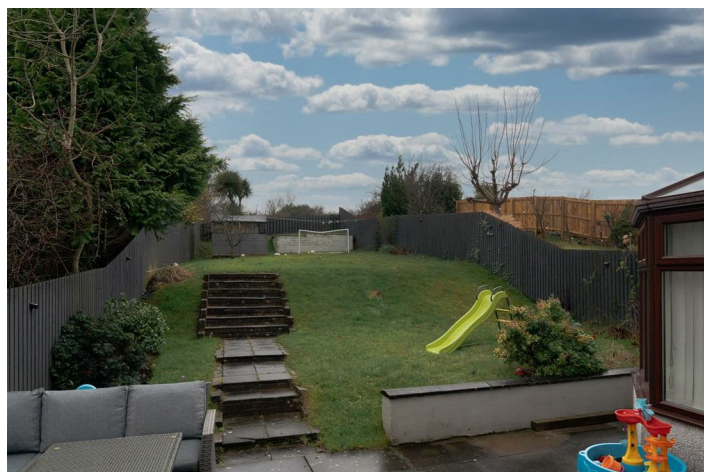
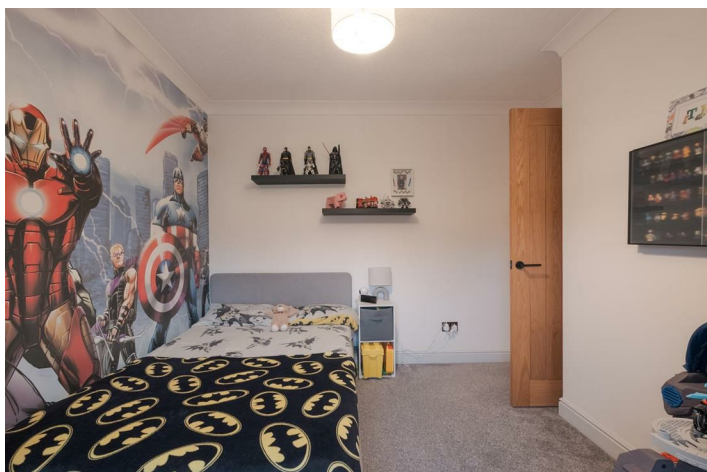
### Garage

9'1" x 17'7" (2.77 x 5.38)

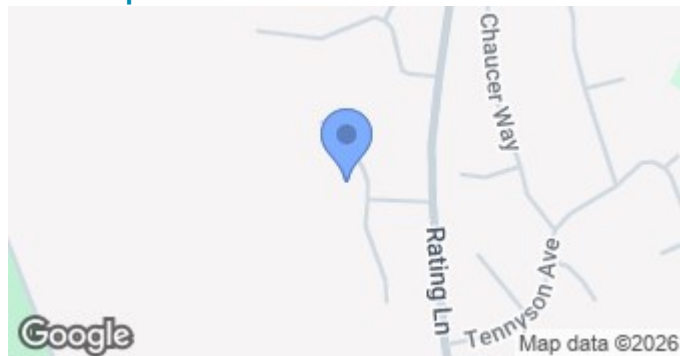




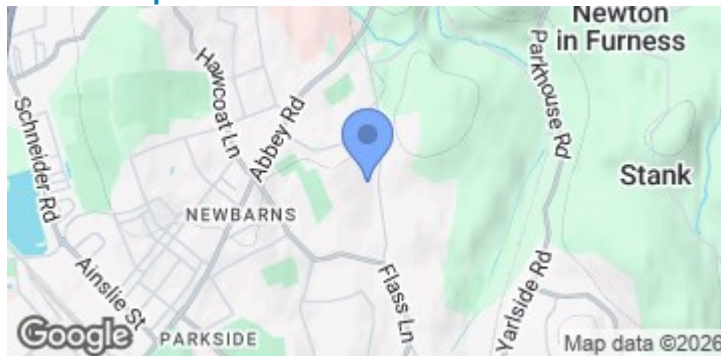
- Desirable Location
- Modern Interior
- Off Road Private Parking
- Gas Central Heating
- Patio and Grass Garden
- Local Schools and Parks
- Council Tax Band - D
- EPC - D



## Road Map



## Terrain Map



## Floor Plan



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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.

