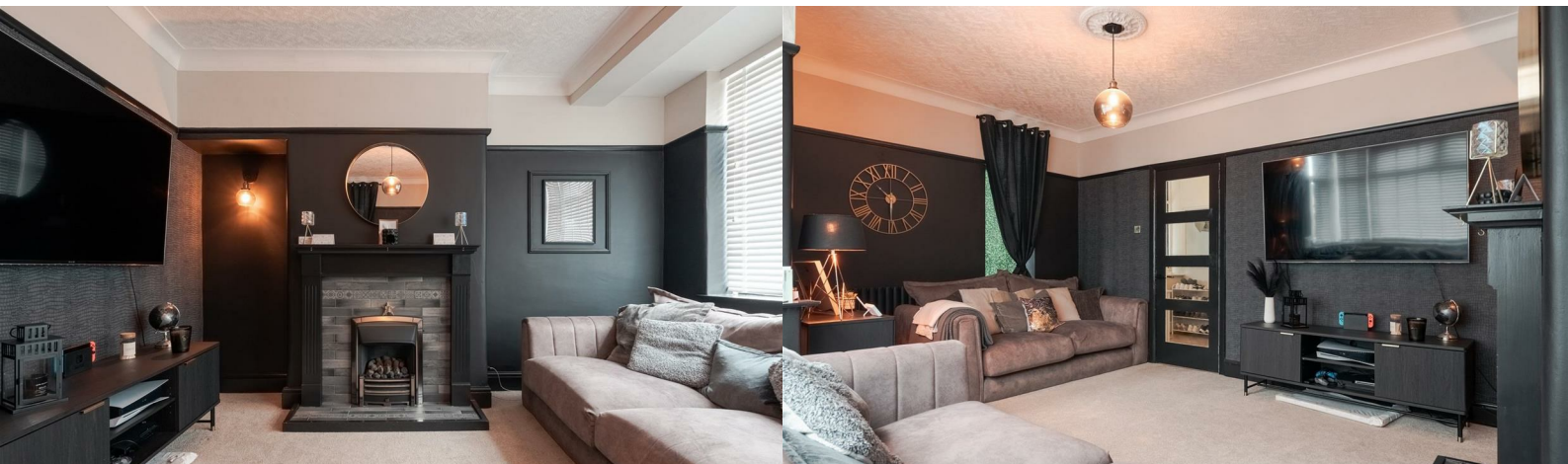




## 3 Cloisters Avenue

Barrow-In-Furness, LA13 0BA

Offers Over £290,000



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**Offers Over £290,000**



*Nestled in a highly sought-after location, close to local amenities this impressive four-bedroom semi detached family home offers spacious and versatile living, perfect for modern family life. The property benefits from four bedrooms with the master bedroom providing an en-suite, two reception rooms, two bathrooms, large kitchen diner. To the rear is a well presented garden with ideal for relaxing or entertaining with an out building currently used as a bar. Combining space, practicality, and an excellent location, this is a fantastic opportunity for families looking for their forever home.*

Stepping through the front door, you're welcomed by a bright entrance hall with stairs leading to the first floor and access to the principal ground floor rooms.

To the front of the property is the generous lounge, a warm and inviting space featuring a lovely bay window that fills the room with natural light, making it the perfect place to relax with family and friends.

Moving through the hallway, you'll find the separate dining room, ideal for formal dining or entertaining guests. From here, double doors open into the modern kitchen/breakfast room. The kitchen is fitted with stylish white high-gloss units, complemented by ample worktop space and freestanding appliances, creating a bright and practical space for everyday living. French doors provide direct access to the rear garden, seamlessly connecting the indoor and outdoor spaces.

Also on the ground floor is a versatile office, perfect for those working from home, a playroom or even a hobby room, along with convenient access to the side of the property.

Heading upstairs, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a three-piece suite.

Externally, the property boasts a fantastic rear garden, designed with ease of maintenance in mind. Offering a combination of patio seating areas and a lawn, there's plenty of space for outdoor dining, entertaining or for children to play, all within a private and attractive setting.

Adding even more appeal is the detached outbuilding, currently utilised as a bar, creating the perfect space for entertaining guests, enjoying family gatherings or simply unwinding at the end of the day. This versatile space could also be adapted to suit a variety of uses

## Reception

15'6" x 13'1" (4.74 x 4.01)

## Kitchen Diner

15'4" x 11'0" (4.68 x 3.37)

## Reception

13'10" x 10'9" (4.23 x 3.28)

## Bedroom One

10'2" x 12'6" (3.11 x 3.83)

## Ensuite

4'11" x 6'9" (1.52 x 2.08)

## Bedroom Two

10'9" x 12'10" (3.28 x 3.92)

## Bedroom Three

11'1" x 10'3" (3.39 x 3.13)

## Bedroom Four

6'9" x 9'9" (2.07 x 2.99)

## Bathroom

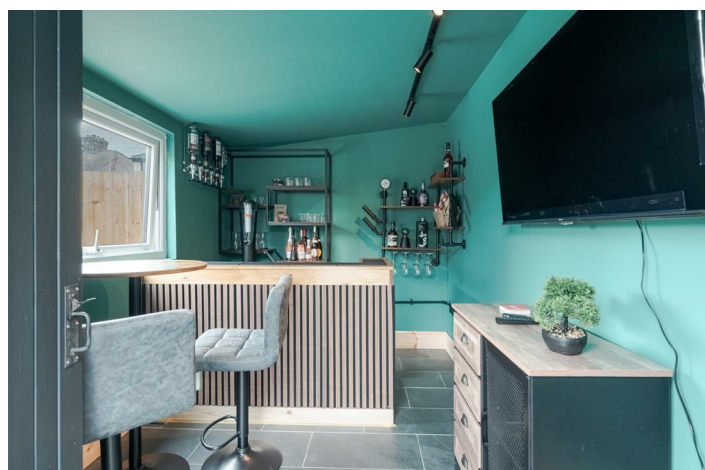
9'8" x 6'2" (2.95 x 1.90)

## Office

6'9" x 9'2" (2.08 x 2.80)



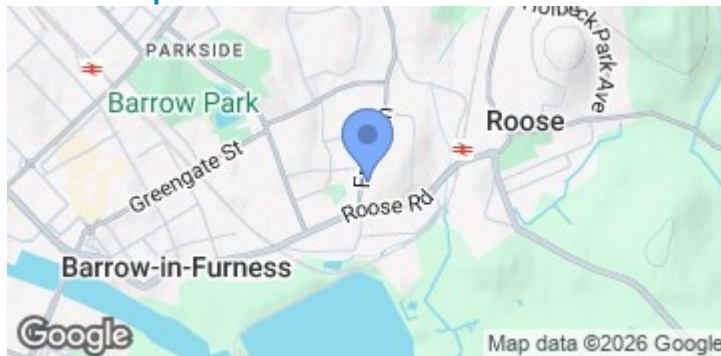
- Semi Detached
- Two Bathrooms
  - Garden
- Newly Refurbished
- Popular Location
- Four Bedrooms
- Off Road Parking
  - Outdoor Bar
- Ideal Family Home
- Council Tax Band - B



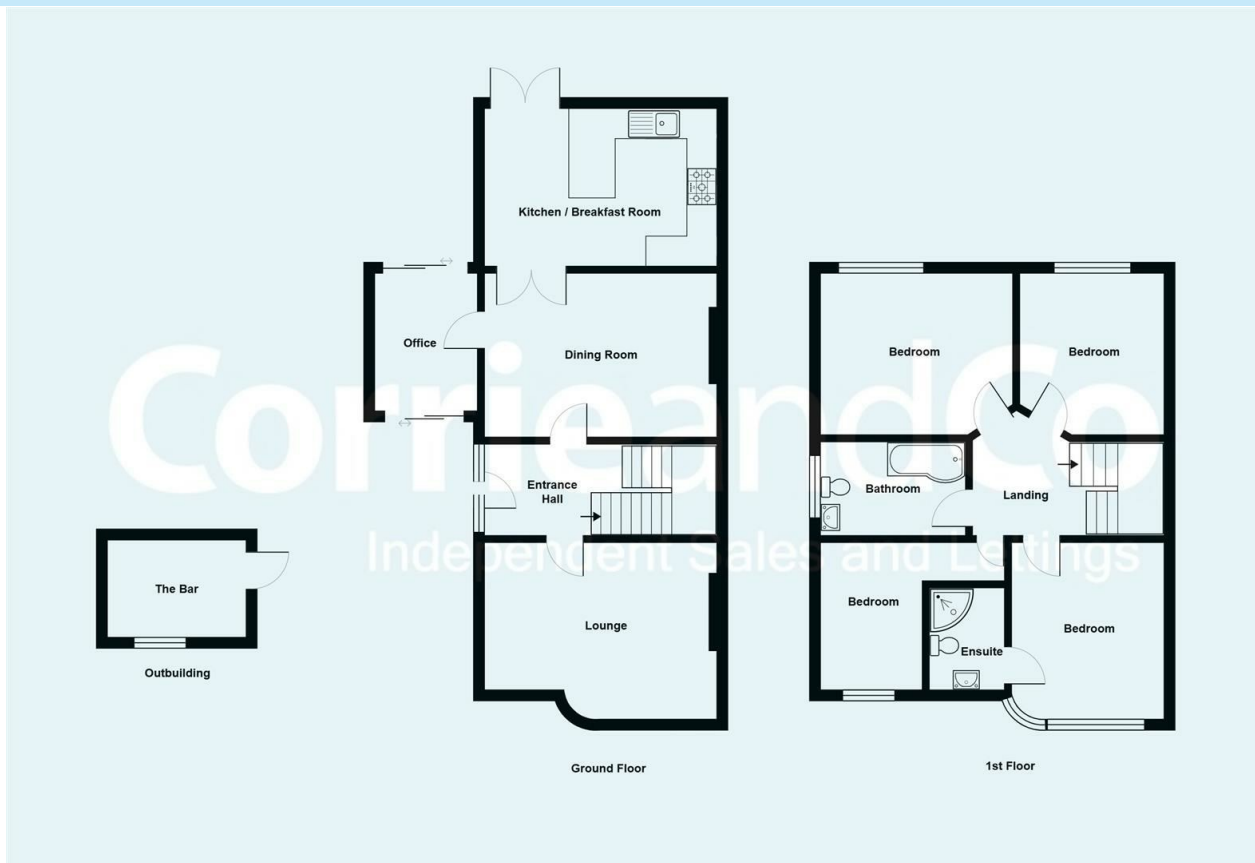
## Road Map



## 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.

