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INDEPENDENT SALES & LETTING AGENTS



8 Pennington Close

Barrow-In-Furness, LA13 9UJ

Offers In The Region Of £275,000



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Offers In The Region Of £275,000



This well-presented four-bedroom semi-detached property offers modern décor throughout, making it an ideal family home ready to move into. The property benefits from off-road parking and boasts both front and rear gardens, providing excellent outdoor space for relaxation and entertaining. Inside, the home features spacious and versatile living accommodation, including an en-suite to the principal bedroom for added comfort and convenience. With its practical layout and contemporary finish, this property is perfectly suited to growing families.

Step inside this beautifully presented semi-detached home and discover a thoughtfully designed layout set across three spacious floors.

You are welcomed into a vestibule leading through to the lounge, a stylish and comfortable space featuring an electric fire set against a striking feature wall, complimented by plush grey carpeting. To the rear, the modern kitchen/diner forms the heart of the home. Finished with tiled flooring, the kitchen boasts light grey shaker-style wall and base units, complimented by coordinating work surfaces and a range of integrated appliances including a fridge-freezer, dishwasher, washing machine, and single oven. This contemporary space offers ample room for both cooking and dining, with a practical layout and direct access to the rear garden - perfect for indoor-outdoor living. A convenient ground floor WC is also located off the hallway, with stairs opposite leading to the first floor.

The first floor hosts two well-proportioned bedrooms, both benefiting from built-in wardrobes and soft grey carpeting. The front bedroom is a generous double, while the rear bedroom enjoys views over the garden. These rooms are served by a stylish family bathroom, fitted with a bath and overhead thermostatic shower, wash basin, and WC.

Occupying the top floor is the impressive principal bedroom suite, offering a private retreat. This spacious room benefits from its own en-suite shower room, along with additional storage located on the landing. A further bedroom is also situated on this floor, providing flexible accommodation ideal for larger families, guests, or a home office.

Externally, the property continues to impress with gardens to both the front and rear, offering excellent space for relaxation and outdoor enjoyment, alongside off-road parking for added convenience. The rear garden features an artificial lawn area with decking positioned towards the back - perfect for entertaining.

Lounge

11'10" x 14'7" (3.61 x 4.47)

Ground Floor WC

5'1" x 2'11" (1.55 x 0.90)

Kitchen/Diner

11'8" x 14'3" (3.57 x 4.36)

Bedroom Two

9'2" x 11'9" (2.80 x 3.60)

Bedroom Three

11'10" x 8'7" (3.61 x 2.64)

Bathroom

5'6" x 6'5" (1.69 x 1.96)

Master bedroom

13'1" x 11'9" (3.999 x 3.60)

En Suite

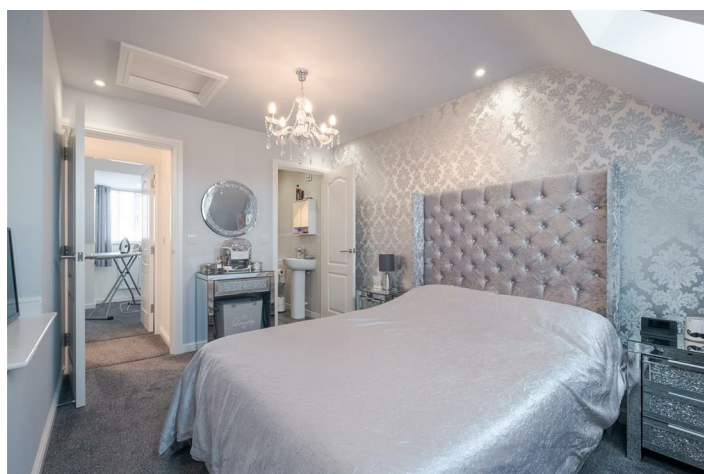
9'6" max x 5'6" max (2.91 max x 1.70 max)

Bedroom Four

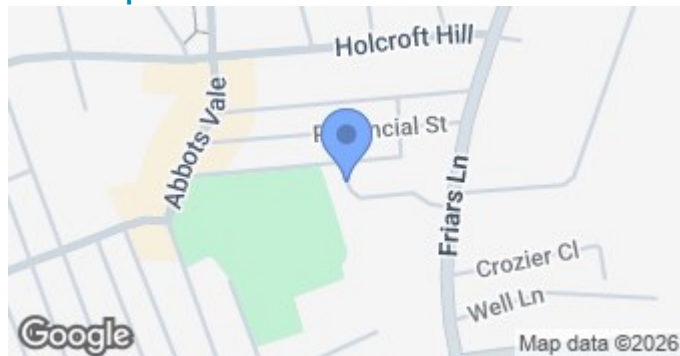
7'7" x 7'1" (2.33 x 2.17)



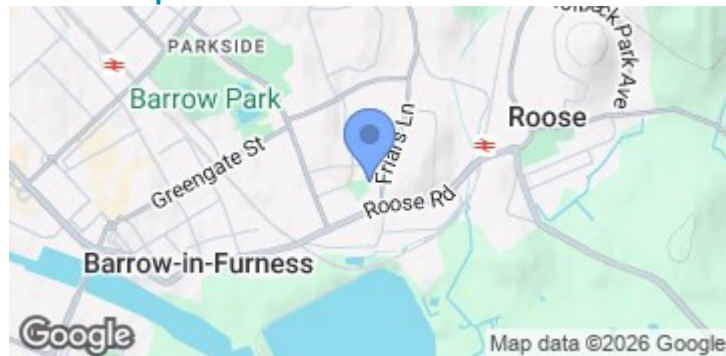
- Modern Decor Throughout
- Garden To Front And Rear
 - Four Bedrooms
 - Gas Central Heating
- Off Road Parking
 - En-Suite
- Ideal Family Home
- Council Tax Band - C



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		95
(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		EU Directive 2002/91/EC	