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INDEPENDENT SALES & LETTING AGENTS



24 Piel View Grove

Barrow-In-Furness, LA13 0EF

Offers In The Region Of £195,000

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Ramsden Square Barrow in Furness, Cumbria, LA14 1XA | 01229 825333 | info@corrieandco.co.uk

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Offers In The Region Of £195,000







A lovely opportunity to purchase this beautifully presented semi detached home, occupying a peaceful residential location whilst remaining conveniently positioned for a range of local amenities, schools and transport links. Ideally suited to first time buyers, couples or a growing family, the property offers comfortable living accommodation in a location that combines everyday convenience. A short drive takes you to the coast road, where you can enjoy some truly stunning scenic landscapes and coastal walks. Externally, the property further benefits from a generous sized rear garden, providing plenty of space for relaxing, outdoor dining and entertaining.

Upon entering the property, you are welcomed into the entrance porch, providing a useful space for kicking off shoes and hanging coats before leading through into the hallway. From here, you have access to the staircase leading to the first floor, along with the ground floor living accommodation.

The lounge is a comfortable and inviting reception room, offering a lovely space to relax and unwind. A characterful floating gas fire provides an attractive focal point, whilst the bay window allows natural light to flood into the room, creating a bright and welcoming atmosphere.

Moving through the hallway, you are led into the spacious kitchen diner, which offers a practical yet sociable layout, with a designated dining area and ample space for both food preparation and family dining. The kitchen is fitted with a good range of units and worktop space, whilst double doors provide access to the outside, creating a lovely connection between indoor and outdoor living.

Heading upstairs, the first floor landing provides access to three bedrooms and the family bathroom. The property benefits from three well proportioned bedrooms, offering versatile accommodation for families, couples requiring additional space or those looking to create a dedicated home working area. The family bathroom comprises an L-shaped bath with an over bath thermostatic shower, wash basin and WC.

To the rear, you will find a good sized garden, predominantly laid to lawn and enclosed by perimeter hedging. Beyond the hedging/boundary, mature trees provide a lovely natural backdrop and an added degree of privacy, creating a pleasant outdoor space to relax and enjoy.

Lounge
12'1" x 10'7" (3.70 x 3.25)

Kitchen Diner
19'11" x 10'8" plus 5'1" x 16'4" (6.08 x 3.26 plus 1.57 x 4.98)

Bedroom One
10'3" x 12'5" (3.13 x 3.80)

Bedroom Two
10'7" x 10'10" (3.25 x 3.32)

Bedroom Three
7'3" x 5'10" (2.22 x 1.80)

Bathroom
5'4" x 6'7" (1.64 x 2.02)



- Well presented semi detached home
- Private and enclosed rear garden
- Ideal for a variety of buyers
- Council tax band - B
- Quiet location within close proximity to amenities
- Short drive to the "Coast Road"
- Gas central heating





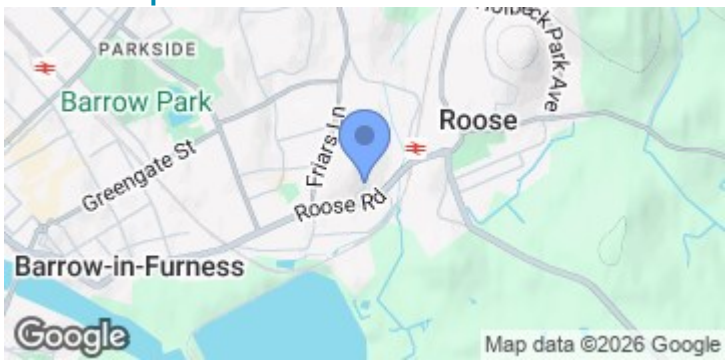




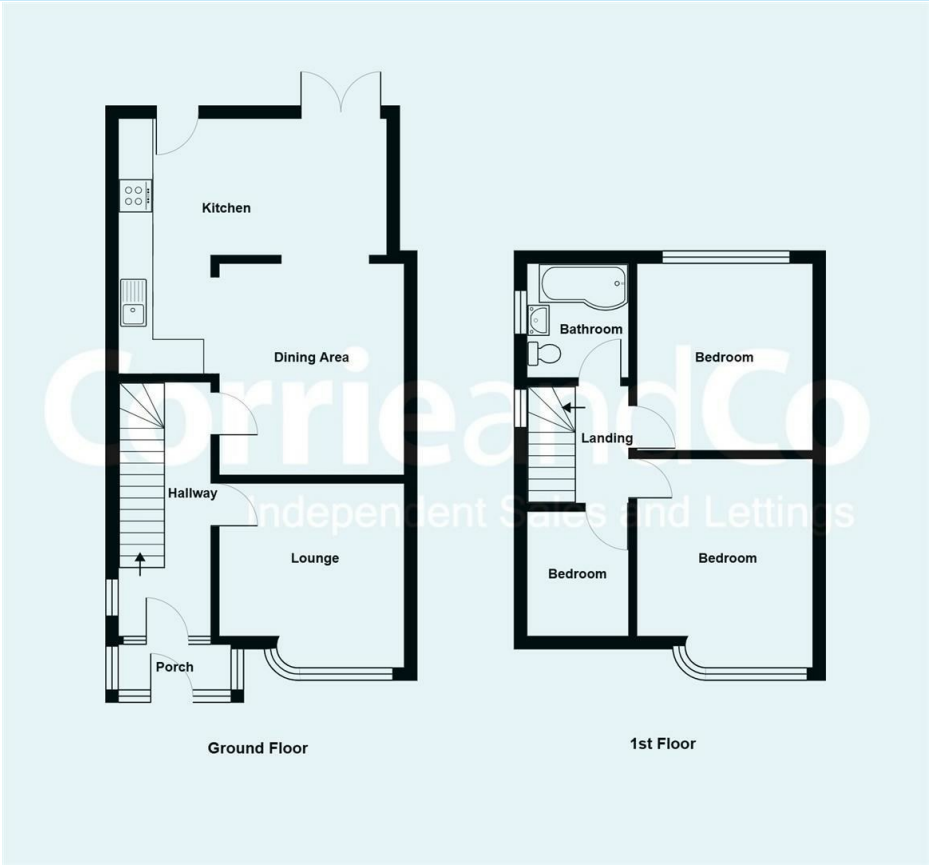
Road Map



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.

