

GARDEN

Rear enclosed garden split over 4 levels with decked seating area, with spindle balustrade, access to garage, access gate to another garden area with lawned area with plant/shrubs, decked area, steps down to garden area with plants/woodchip then down to a summer house with power, seating area and a side access gate

VIEWING

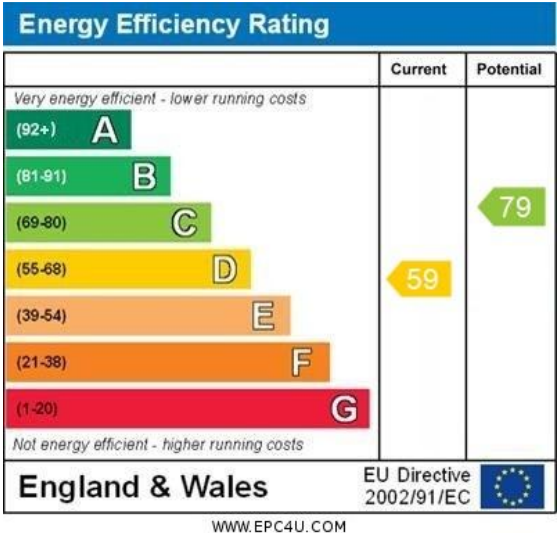
Key accompanied

Draft particular subject to client approval

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT
** This is non refundable once the AML check has been carried out **



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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Yarlside Road | Barrow-in-Furness | LA13 0EX

Asking Price £325,000

- Stunning Extended Semi-Detached Home
- Sought After Location
- Well Presented/Tastefully Decorated
- Hallway, Bay Window Lounge
- Open Plan Fitted Kitchen/Dining Room
- Spacious Second Reception Room
- 3 Bedroom, Modern Family Bathroom
- CH, DG, Off Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band C





Property Description

Well what a stunning family home!

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home in the sought after location, close to local amenities, transport links, school, etc. The property has been renovated and updated by our vendors to a high standard throughout. The property comprises of entrance hallway with feature tiling, bay window lounge with multi-fuel style wood burner, open plan fitted blue kitchen with built in appliances, dining area open to the spacious extended 2nd reception area with patio doors leading to rear garden. To the first floor, the property has 3 bedrooms and a modern fitted bathroom suite. The property benefits from central heating, double glazing, off road parking giving access to the garage with workshop/cloaks/W.C, easy maintenance front garden and a mature split level rear garden with decked areas, lawned areas with plants/shrubs and a summer house with power. The property must be viewed to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/apples.dips.pest>

FRONTAGE

Easy maintenance front garden with lawned area, plants/shrubs, off road parking, giving access to the garage

PORCH

White feature tiled flooring, outside electrics and a double glazed composite door to

ENTRANCE HALL

Double glazed frosted windows, feature tiled flooring, spindle staircase to the first floor, under stairs storage, part paneled walls, a radiator and door to

LOUNGE

11' 3" x 12' 11" (3.44m x 3.94m)

Double glazed bay window, feature fire place with multi-fuel wood burner style fire, with tiled hearth, picture rail, coved ceiling and a radiator

OPEN DINING ROOM

12' 1" x 11' 5" (3.69m x 3.50m)

Open fire place with tiled flooring, coved ceiling, a radiator and open to

KITCHEN

Double glazed window, fitted blue wall and base drawer unit with white work tops to compliment, inset white sink unit with mixer taps, integrated oven with 4 ring hob, fridge/freezer, tiled splash, open to dining room, laminate flooring and open archway

LANDING

Spindle balustrade, double glazed window, access to loft, part paneled walls and doors to

BEDROOM 1

13' 1" x 11' 3" (4.00m x 3.44m)

Double glazed bay window, picture rail, coved ceiling and a radiator

BEDROOM 2

11' 8" x 10' 5" (3.57m x 3.20m)

Double glazed window, feature panel wood on chimney breast and a radiator

BEDROOM 3

8' 2" x 7' 6" (2.51m x 2.31m)

Double glazed window, part paneled walls and a radiator

CONSERVATORY/EXTENSION

11' 7" x 16' 7" (3.55m x 5.07m)

Double glazed windows, double glazed patio doors to rear, laminate flooring, feature bio-fuel wood burner style fire, coved ceiling and part paneled walls.

BATHROOM

Double glazed frosted windows, fitted 3 piece suite low level W.C, feature hand wash basin with black mixer taps/vanity unit, panel enclosed bath with feature black mixer taps, double headed shower over, built in storage, tiled splash, laminate flooring and a radiator

GARAGE

21' 8" x 9' 6" (6.62m x 2.90m)

Power/light, double doors, inset sink unit with mixer taps, plumb for washer, cloaks/W.C and a workshop with windows

