

BEDROOM 4

6' 2" x 9' 4" (1.90m x 2.87m)

Double glazed window with sea/beach views, over stairs storage cupboard and radiator

BATHROOM

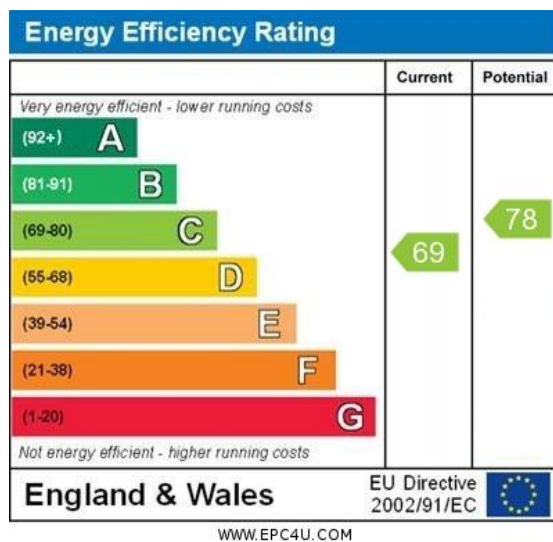
Double glazed frosted window, 4 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with taps, walk in shower cubicle with shower, tiled walls and radiator

GARAGE

8' 9" x 17' 1" (2.68m x 5.23m) Electric up and over door, double glazed door to rear, power and light and wall units

GARDEN

Side access gate to rear, paved seating areas for easy maintenance, water tap, outside storage/workshop and access to garage



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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Residential Sales Residential Lettings Commercial Sales & Lettings

VIEWINGS

Key accompanied

Draft particulars subject to client's approval

Tenure
Freehold

Council Tax Band
D

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ROSS

Estate Agencies



Piel Street | Barrow-in-Furness | LA13 0QL

Asking Price £330,000

- Detached Family Home
- Surrounded By Costal Beaches, Roa Island
- Easy Living Accommodation
- Hall, Spacious Lounge, Conservatory
- Kitchen/Diner, Utility Room
- 4 Bedrooms, Master Having 4 Piece Ensuite
- Family Bathroom, Ground Floor Cloaks/WC
- Council Tax Band D, Freehold
- Easy Maintenance Front, Side, Rear Paved Areas
- CH, DG, Off Road Parking, Garage





Property Description

We are delighted to bring to the market this detached family home in the popular coastal area of Roa Island just off Roosebeck on the A59 road which takes you to Barrow or the opposite way towards Ulverston and the Lake District. The property offers excellent living accommodation comprising of entrance hallway giving access to a spacious lounge leading to a conservatory, farmhouse style kitchen/diner with a freestanding Rangemaster Oven/Hob, utility room and ground floor cloaks/w.c. To the first floor, the property offers 4 good sized bedrooms with pleasant views with the master having 4 piece en-suite and family bathroom. The property benefits from central heating, double glazing, off road parking giving access to the garage, easy maintenance paved front, side and rear areas with workshop and wood stove. The property offers easy living and if you like the beach and outside living it's right on your doorstep with a ferry trip over to Piel Island, local transport links and stunning surroundings with beach front. Viewing is highly recommended to appreciate the size and standard on offer and it's also being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking giving access to garage, front paved easy maintenance fore court area with access to the side and rear and double glazed door to entrance hall

ENTRANCE HALL

Double glazed lead effect window, feature spindle staircase to first floor, under stairs storage, radiator and doors to –

LOUNGE

21' 2" x 12' 0" (6.47m x 3.66m)

Double glazed windows, double glazed patio doors, wood effect flooring, feature brick fireplace with wood burner style fire, 2 radiators and tv point

CONSERVATORY

16' 10" x 7' 6" (5.14m x 2.30m)

With double glazed windows, tiled flooring, radiator and double glazed door to rear

CLOAKS/WC

Low level w.c, hand wash basin with taps, tiled walls and radiator

KITCHEN/DINER

21' 8" x 9' 1" (6.62m x 2.78m)

Double glazed windows, fitted farmhouse style wall and base storage units with worktops to compliment, inset 1 and a half bowl stainless steel sink unit with mixer taps, free standing Rangemaster cooker/oven with 5 ring hob, extractor over, wine rack, tiled splash, radiator and door to utility room

UTILITY ROOM

11' 5" x 6' 6" (3.48m x 2.00m)

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, plumbing

for washer, tiled splash, (boiler) and radiator

cupboard, tiled walls and towel rail

LANDING

Spindle balustrade, access to loft with pull down ladder and doors to bedrooms and bathroom

BEDROOM 1

12' 0" x 14' 11" (3.68m x 4.55m)

Double glazed window with sea views, wood effect flooring, radiator and door to ensuite

ENSUITE

Double glazed frosted window, 4 piece suite with low level w.c, bidet, pedestal hand wash basin with taps, walk in shower cubicle with shower, storage

BEDROOM 2

9' 1" x 10' 11" (2.78m x 3.35m)

Double glazed window with sea/beach views, wood effect flooring and radiator

BEDROOM 3

9' 9" x 9' 3" (2.99m x 2.84m)

Double glazed window with pleasant views, wood effect flooring and radiator

