

AGENT NOTE

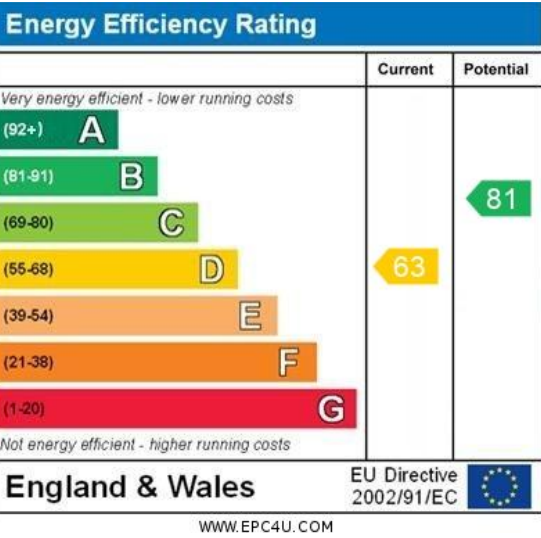
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This is non refundable once the AML check has been carried out

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

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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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Slop Lane | Barrow-in-Furness | LA13 0NJ

Asking Price £249,950

- Well Presented Semi-Detached Family Home
- Sought After Village Location In Stainton
- Hall, Spacious Lounge With Wood Burner Style Fire
- Fitted Kitchen With Appliances, Dining Area
- GF Modern Fitted 4 Piece Suite Bathroom
- 3 Bedrooms, Master Having EN-Suite
- Electric Heating, Double Glazing
- Off Road Parking, Garage
- Gardens To Front/Rear, Pleasant Views
- Council Tax Band D







Property Description

We are pleased to bring to the market this well presented and tastefully decorated semi-detached family home in the sought after village location in Stainton with Adgarley, close to Dalton-In-Furness. The property comprises of entrance hallway giving access to spacious lounge with wood burner style fire, fitted kitchen with appliances, open to dining area, ground floor modern fitted 4 piece suite bathroom and ground floor bedroom 3. To the first floor, the property has a further 2 bedrooms with pleasant views and master having an En-Suite. The property benefits from electric central heating, double glazing, off road parking giving access to the garage, easy maintenance front and rear gardens with pleasant country side views from the rear. The property must be viewed to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/arena.stood.acre>

FRONTAGE

Double glazed door to

ENTRANCE HALL

Double glazed frosted window, laminate flooring, stairs to first floor, under stairs storage, a radiator and doors to

LOUNGE

11' 0" x 18' 3" (3.37m x 5.57m)

Double glazed bay window, laminate flooring, feature fire place with wood burner style fire and a radiator

DINING ROOM

9' 7" x 11' 1" (2.93m x 3.40m)

Double glazed patio doors to rear garden, laminate flooring, a radiator and open to kitchen

KITCHEN

7' 10" x 10' 5" (2.40m x 3.19m)

Double glazed window, fitted wall and base drawer units with worktops to compliment, inset Belfast style sink with mixer taps, free range cooker with double oven with 4 ring hob, plumb for washer, integrated fridge/freezer, laminate flooring and a borrowed frosted window

LANDING

Double glazed window, access to loft and doors to

BEDROOM 1

14' 10" x 12' 2" (4.54m x 3.72m)

Double glazed window with pleasant countryside views, a radiator and a door to En-Suite

EN-SUITE

Double glazed Velux window, 3 piece suite low level W.C, feature floating hand wash basin with water fall style mixer taps, vanity unit, corner shower cubicle with shower, tiled walls and paneled ceiling with spotlights

BEDROOM 2

Double glazed window and a radiator

GROUND FLOOR BEDROOM 3

9' 8" x 9' 6" (2.95m x 2.92m)

Double glazed window and a radiator

GROUND FLOOR BATHROOM

White 4 piece suite low level W.C, pedestal hand wash basin with feature taps, panel enclosed double ended bath with central taps, walk in shower cubicle with shower, tiled walls, tiled flooring, paneled ceiling with spotlights, borrowed frosted window and a radiator

GARAGE

17' 3" x 9' 1" (5.26m x 2.77m)

Up and over door and power/light

GARDEN

Rear enclosed garden with patio area with raised lawned area, storage shed, countryside views, water tap, side access gate and access to garage

VIEWING

Key accompanied

Draft particular subject to client approval

