



New Farm House Dungeon Lane

Barrow-In-Furness, LA13 0QY

Offers In The Region Of £275,000



AGRICUTLURAL TIE NOW REMOVED! Detached House with gardens, garage and amenity land. Dating from 1983. Most desirable location on the town outskirts, off Rampside Road. Requiring updating and modernisation, but with UPVC double glazing and central heating. Entrance hall, ground floor cloaks WC, 21ftx11ft lounge with twin/side aspect windows. Dining room 11ft breakfast kitchen and external door. Stairs/landing, four bedrooms (doubles and singles), three piece bathroom and shower, 15ft garage and enclosed front garden, steps to the rear garden and amenity garden. Viewings accompanied. Early completion.

Approach

Timber front door has opaque glazed panes, affords access from the side elevation and the driveway into the property.

Entrance Hall

extends to 7'6" (extends to 2.30)

The hallway provides access to the stairs with doors to the reception room and WC.

Ground Floor Cloaks/WC

of 8'2" (of 2.50)

Fitted with a white traditional two piece suite comprising of a low level flush WC and vanity basin. Opaque UPVC double glazed window. Also with a secure external door.

Reception One

21'7" x 11'1" (6.60 x 3.40)

With two UPVC double glazed windows facing each side elevation. There is a fitted fire with glazed door, two ceiling lights. There is a ceiling height of 2.40, the room is of good proportions. Separate panel doors to the entrance hall and kitchen.

Reception Two/Dining

8'10" x 8'6" (2.70 x 2.60)

With UPVC double glazed window. Opening pane faces the front aspect and garden. This room has a single radiator, two single power points and a TV aerial. A range of built in units with drawers, work surfaces, shelved upright unit. Door to the entrance hall, open access to the adjoining kitchen.

Kitchen/Breakfast

11'9" x 7'10" (3.60 x 2.40)

With front facing UPVC double glazed window. The kitchen has been fitted with a range of white and oak effect wall and base units with marble effect work surfaces and recess tiling. There is space for an electric cooker, fridge freezer and recess and plumbing for a washing machine. There are fluorescent lights, a walk-in under stairs cupboard/area with electric lighting. A door to the lounge with open access to the second reception room, timber opaque glazed door leads externally to the side.

Stairway Detail

The traditional staircase leads from the entrance hall to the first floor landing.

First Floor Landing

extends to 10'2" (extends to 3.10)

Access to the loft, built in airing cupboard and insulated hot water tank with immersion heater. Panel doors to each of the four bedrooms and the bathroom.

Bedroom One

12'5" x 11'1" (3.80 x 3.40)

With twin aspect UPVC double glazed windows to the front and side. The bedroom has a single radiator, two single power points, TV aerial and a built in stairwell cupboard.

Bedroom Two

12'5" x 8'10" (3.80 x 2.70)

With UPVC double glazed windows and opening panes, facing the front and side. The room has a single radiator, two single power points and TV aerial. Enjoys a good degree of natural light.

Bedroom Three

8'10" x 7'6" (2.70 x 2.30)

With UPVC double glazed opening pane window. There is a single radiator, two single power points and a ceiling height of 2.30.

Bedroom Four

8'10" x 5'6" (2.70 x 1.70)

With side facing UPVC double glazed window. Within this bedroom there is a single radiator and two single power points.

Bathroom

5'6"(3'7")x5'10"(8'10") (1.70(1.10)x1.80(2.70))

Traditional saffron three piece fitted suite comprising of a low level flush WC, pedestal sink and bath with over bath electric triton shower. Complimentary recess tiling with pattern border and single radiator. With UPVC opaque double glazed window.

Exterior Front

A detached four bedroom house with a good location to this hamlet on the outskirts of the town. Good garden to the front - defined by fencing, sandstone and cobble welling is grassed.

Exterior Rear

To the side is a paved area of patio style, door to the kitchen, external light. Gravel area to the rear with garage access and to an open store area. Steps at the rear into the garden area, this is overgrown, gate to a further (paddock style). A gravel drive leads from the lane, front to side.

Garage

15'8" x 8'2" (4.80 x 2.50)

A single block brick semi attached garage with up and over door with concrete flooring and hipped roof.

Additional Information

- Desirable Location
- Excellent Opportunity
- Garage
- Stunning Location
- UPVC Double Glazing
- Gardens
- Amenity Land
- Council Tax Band - D



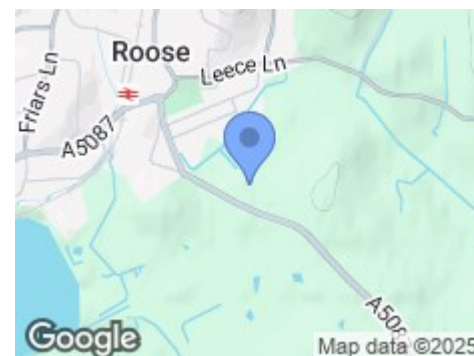
Road Map



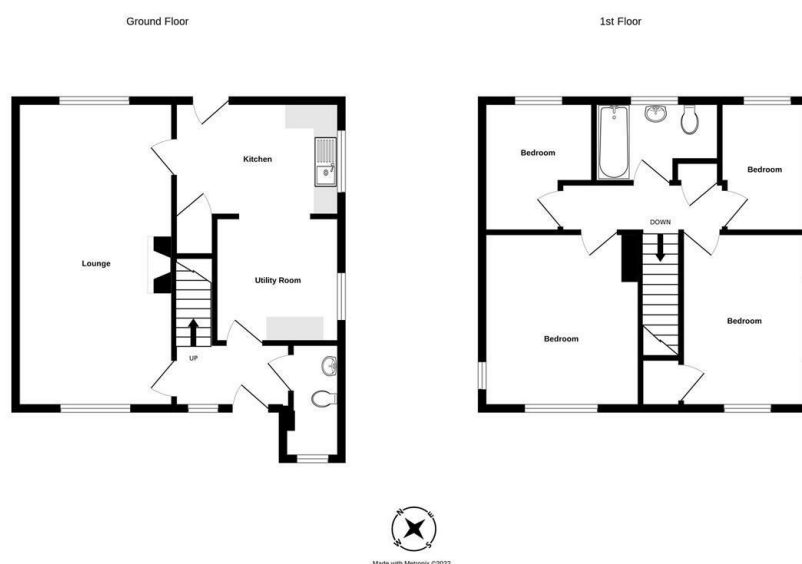
Hybrid Map



Terrain Map



Floor Plan



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