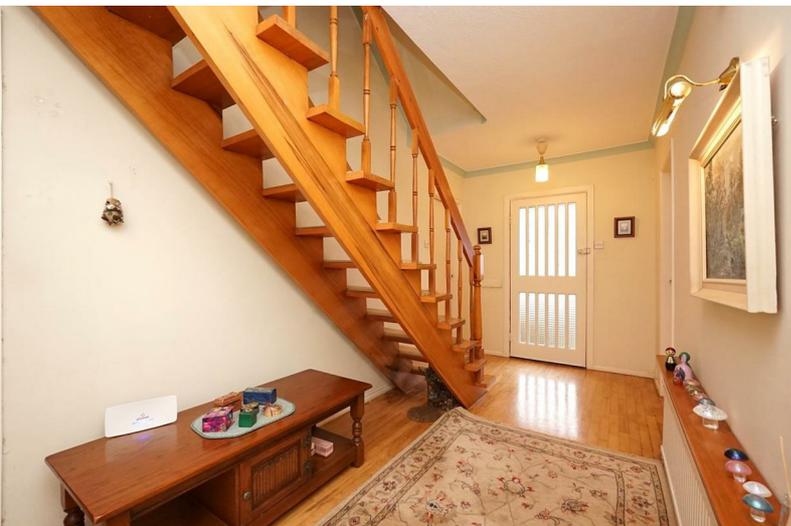




## Roseville Newton Cross Road

Newton In Furness, LA13 0NB

Offers In The Region Of £325,000



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*Situated on the fringes of this highly desirable village, this home offers quintessential country living with the ease and convenience of being just minutes drive from the surrounding towns. This dormer bungalow boasts spacious living accommodation as well as beautiful gardens. The modern conveniences include a utility room, kitchen diner and off road parking.*

An attractive and traditional stone wall surrounds the front garden whilst a block paved driveway provides valuable off road parking and access to the garage and double fronted house.

Internally a large hallway forms the spine of the house with access to the reception areas, kitchen, bathroom and bedroom. A staircase ascends to the first floor.

There are two reception rooms in the house with one at the front and the other to the rear giving the occupier the advantage of always being able to enjoy the natural light at any time of the day. Both rooms boast feature fires and the rear sitting room also benefits from a bay window overlooking the gardens. The kitchen diner has been fitted with a good range of farmhouse style wall and base cabinets with complimentary worktops and integrated appliances which include a double oven, hob and dishwasher. There is ample dining space and the room also follows on to the utility room. To the ground floor there is also a double bedroom and three piece family bathroom with corner shower and vanity basin with WC.

To the first floor there are two further double bedrooms with vaulted ceilings and tasteful décor.

Externally to the rear you will find an extremely private and tranquil rear garden which boasts well maintained lawns and mature shrubberies.

## Entrance Hall

15'11" x 6'5" (4.860 x 1.956)

## Kitchen-Diner

19'6" x 11'3" (5.962 x 3.433)

## Living Room

12'5" x 11'4" (3.801 x 3.458)

## Sitting Room

13'2" x 12'0" (4.036 x 3.660)

## Bedroom One

12'5" x 11'4" (3.794 x 3.457)

## Shower Room

6'4" x 6'3" (1.951 x 1.921)

## Utility Room

7'1" x 6'5" (2.171 x 1.957)

## Bedroom Two

15'3" x 10'7" (4.649 x 3.235)

## Bedroom Three

11'6" x 11'4" (3.518 x 3.468)

## Garage



- Village Location
- Spacious Accommodation
  - Utility Room
  - Double Glazing
- Council Tax Band - D

- Dormer Bungalow
  - Kitchen Diner
- Garage and Off Road Parking
- Gas Central Heating



## Road Map



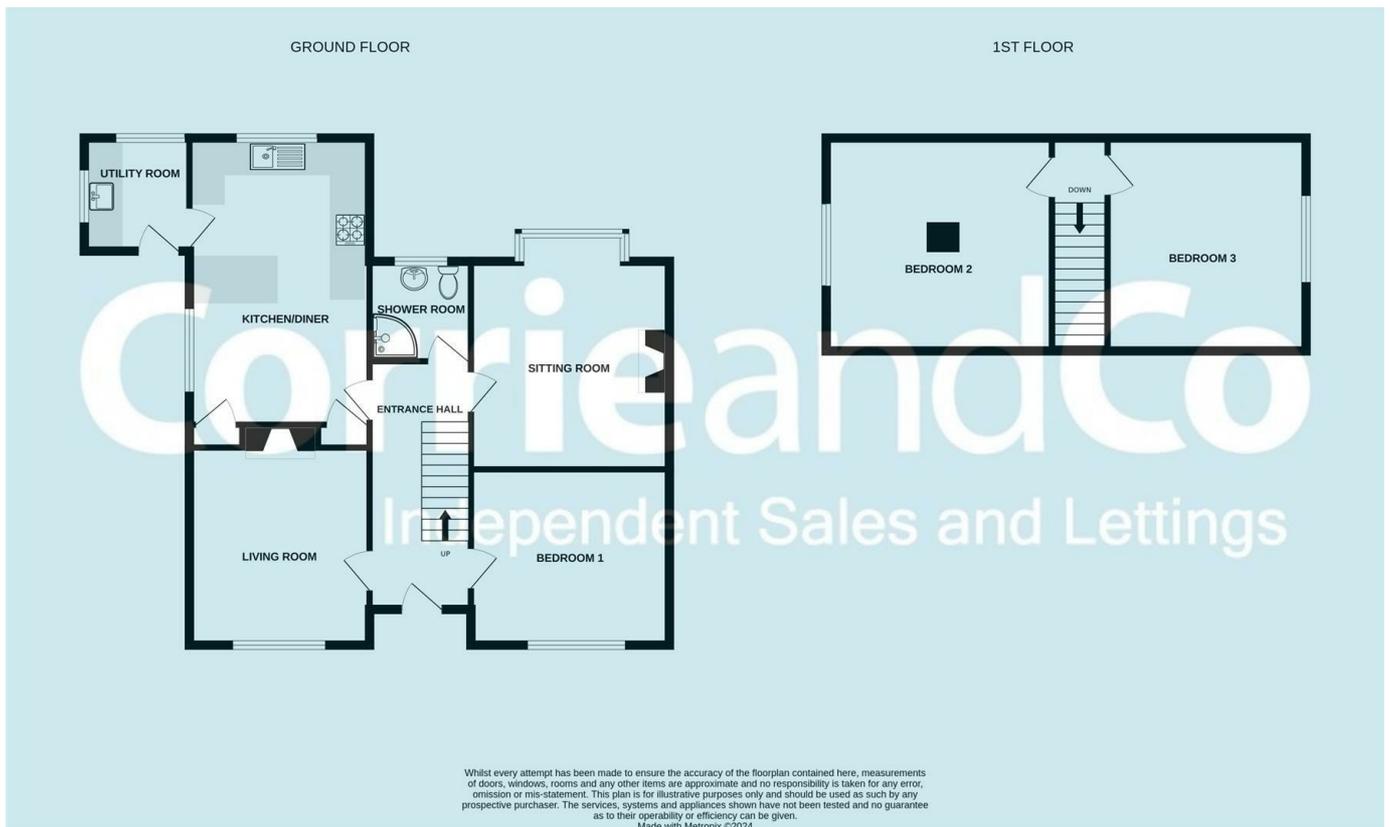
## Hybrid Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

