

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



Broad View Long Lane

Barrow-In-Furness, LA13 0PF

Offers In The Region Of £350,000



Situated in a semi rural location, a short drive away from both Barrow and Dalton. This property boasts off road parking, garage a wrap around garden, ideal for social and family gatherings. There are also panoramic views from the property and the master bedroom balcony. You will also find that the property has a Hive heating system, and CCTV for your security.



Approach

From Long Lane, a private cul-de-sac road leads to Broad View and a select number of neighbouring properties. A large driveway with space for 4 or more cars leads to the house which overlooks the fields to the front and rolling hills beyond.

Entrance Hall

A good size and welcoming entrance hall with access to the kitchen-diner, lounge and benefits from a large under stairs coat closet.

Lounge

19'6" x 11'9" (5.96 x 3.60)

A lovely lounge area, with the added benefit of dual aspect windows to allow for floods of natural light. The room has been laid with grey carpeting and coordinating painted walls, with a stone feature effect chimney breast with inset gas fire and wall hung bracket for an entertainment system.

Conservatory

16'9" x 15'5" (5.13 x 4.72)

A valuable addition to the property, providing a light and airy space for family and social gatherings. It provides direct access to the garden as well as surrounding views to enjoy. The focal point is the large multi-fuel stove with glass hearth.

Breakfast Kitchen

16'0" x 11'9" (4.88 x 3.60)

The kitchen has been fitted with a traditional range of oak effect wall and base units with chrome bar handles and black granite effect laminate worktops. The integrated appliances include the double oven with electric hob and stainless steel chimney style extractor. There is also space for further freestanding appliances. The walls have been plastered and decorated in a neutral tone, and the floors have been laid with terracotta tiles.

Utility Area

4'6" x 8'4" (1.39 x 2.56)

Accessed from the kitchen, providing additional worktop space and space for freestanding appliances.

Ground Floor WC

4'10" x 2'7" (1.49 x 0.81)

Situated off the utility area.

Bedroom One

11'10" x 10'11" (3.61m x 3.33m)

A good size master bedroom with the added benefit of a balcony, which provides panoramic views across the fields and space for seating to enjoy the evening sunsets. It also has built in wardrobes and drawers, and has been neutrally decorated and fitted with grey carpeting.

Bedroom Two

12'3" x 9'2" (3.75 x 2.80)

Another spacious bedroom providing views towards the surrounding fields. Neutral décor and complimentary grey carpeting.

Bedroom Three

12'3" x 7'3" (3.75 x 2.22)

A good size third with eaves storage and tasteful décor.

Family Bathroom

11'8" x 7'4" (3.58 x 2.24)

The family bathroom has been fitted with a modern five piece white suite. The suite has been incorporates walnut, grey and black tones, to provide a cosy, tranquil ambience. The suite comprises of a low level flush WC, a vanity unit with cupboard and floating sink, a low level bath with LED lighting to the panel, a bidet and a corner shower cubicle with thermostatic shower. The floor has been laid with walnut shade flooring while the ceiling boasts bold vinyl cladding which waterfalls down the wall creating a striking feature. Loft access within.

External

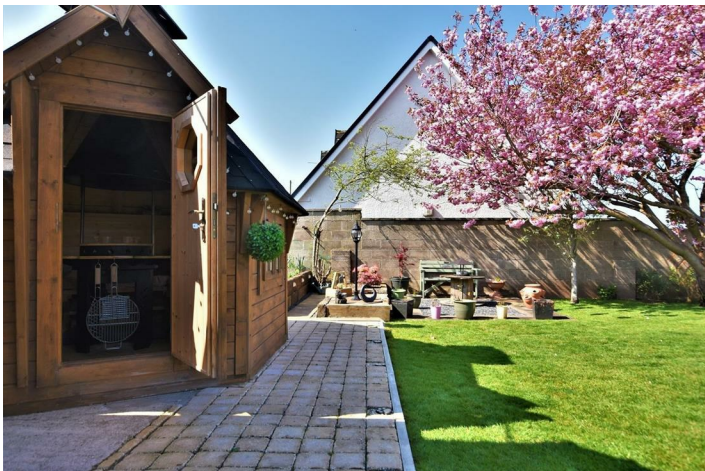
A superb sized, mature, wrap around garden mostly laid to lawn with areas of decking and patio with a variety of shrubberies and a spectacular cherry blossom tree. The main attraction of this wonderful garden is the wooden 'pod'. A timber constructed pitched roof entertainment pod with central barbeque and wrap around bench seating. The pod sits adjacent to the covered bar area which further adds to the exceptional WOW factor of the garden. Also from the garden there is access to the double garage and gated entrances leading to the driveway as well as on to Long Lane.

Double Garage

The garage is an excellent addition to the property with light, power and an up and over electric door.



- Ideal family home
- Stunning views
- Off road parking
- Entertainment Pod
 - Balcony
- Popular location
- Private rear garden
- Double Garage
- Outdoor Bar Area
- Council Tax Band - E



Road Map

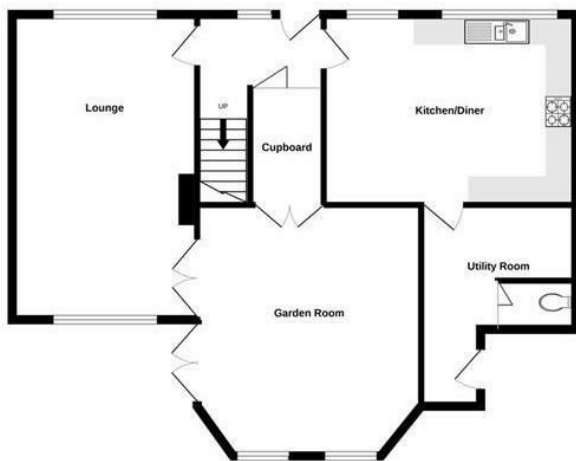


Terrain Map

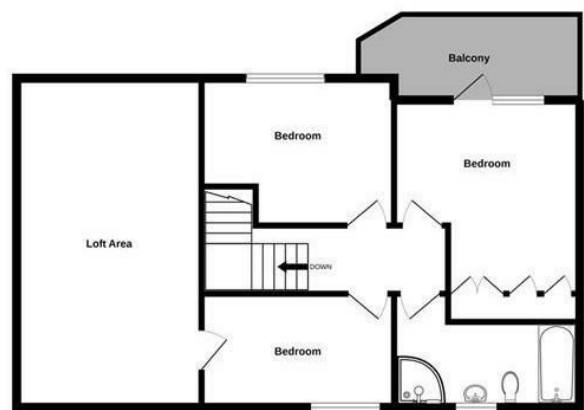


Floor Plan

Ground Floor



1st Floor



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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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

