



## 45 Rampside

Barrow-In-Furness, LA13 0PY

Offers In The Region Of £460,000



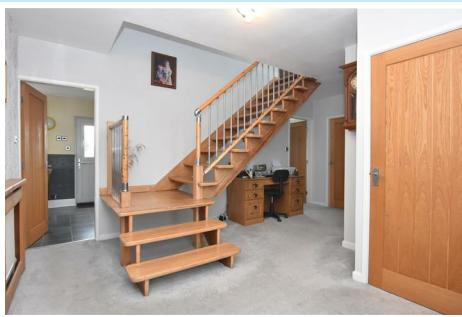
Offering a unique coastal, village lifestyle and rural location yet near to the local towns of Ulverston and Barrow. Beautiful detached, family home with four bedrooms and two bathrooms, spread over two floors. This home is set in a generous plot with a through drive and mature front garden overlooking the spectacular Morecambe Bay. An enclosed, private rear garden offers open views to the fields and countryside. Spacious living accommodation, open plan and naturally, light airy rooms.



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#### Approach

This uniquely designed family home offers excellent kerb appeal with a large horseshoe driveway, garden and mature tree to the front. The front garden enjoys uninterrupted sea views.

#### Hallway

**17'2" x 12'2" max (5.24 x 3.73 max)**

Open plan 'L' shape hallway with feature staircase with access to lounge, kitchen, bathroom and two bedrooms with the added benefit of a storage cupboard.

#### Lounge Diner

**21'10" x 8'7" plus 8'9" x 11'1" (6.66 x 2.62 plus 2.69 x 3.39)**

Light open plan 'L' shaped lounge diner with modern feature fireplace, large front aspect window taking in the sea views, modern décor and carpeting. The dining area has a picture window overlooking the rear garden.

#### Kitchen Diner

**21'10" x 8'7" (6.66 x 2.62)**

The kitchen has been fitted with a good range of cream shaker style base and wall units with complimentary worktops and cream subway tiled backsplash. Integrated appliances include a single oven, microwave and gas hob. The dining area offers a good open area for casual dining.

#### Ground Floor Shower Room

**5'9" x 6'3" (1.77 x 1.92)**

Walk in shower with vanity unit including sink and WC.

#### Bedroom Three

**9'2" x 12'4" (2.81 x 3.76)**

Double bedroom with open aspect of front garden. Currently used as a secondary living room.

#### Bedroom Four

**8'11" x 8'10" (2.73 x 2.70)**

Good size bedroom to the rear aspect which could be used as additional living space, bedroom or study.

#### Landing

**9'5" x 8'4" (2.88 x 2.55)**

Spacious landing area with access to master bedroom, bedroom three and WC.

#### Master Bedroom

**13'10" x 12'8" (4.24 x 3.87)**

Spacious master with stunning views of Morecambe Bay, Piel Castle and Roa Island. Tastefully decorated and benefitting from a walk-in wardrobe (which also leads to the eaves storage area) and en-suite bathroom.

#### En-Suite to Master

Valuable en-suite bathroom with modern, over-bath shower and vanity unit with sink, storage and WC. There is also access to the eaves storage area from within.

#### Bedroom Two

**9'6" x 8'11" (2.91 x 2.72)**

Open views to the rear of the fields and countryside. Two build-in closets.

#### First Floor WC

**5'6" x 4'7" (1.70 x 1.41)**

WC and pedestal sink with access to eaves storage area.

#### Utility Room

With access from the garden and garage, the utility has ample storage, worktop space and space for white goods.

#### Garage

The attached garage has an up and over door with ample space for storage as well as a vehicle. Light power and access to the utility room.

#### Garden

The rear garden boasts views over the adjacent countryside. Laid mostly to lawn, the garden also features flower beds, trees, summer house and patios.



- Coastal Location
  - Village
  - Large Garden
- Off Road Parking and Garage
  - Gas Central Heating
- Outstanding Views
- Close to Towns
- Versatile Layout
- Double Glazing
- Council Tax Band - E



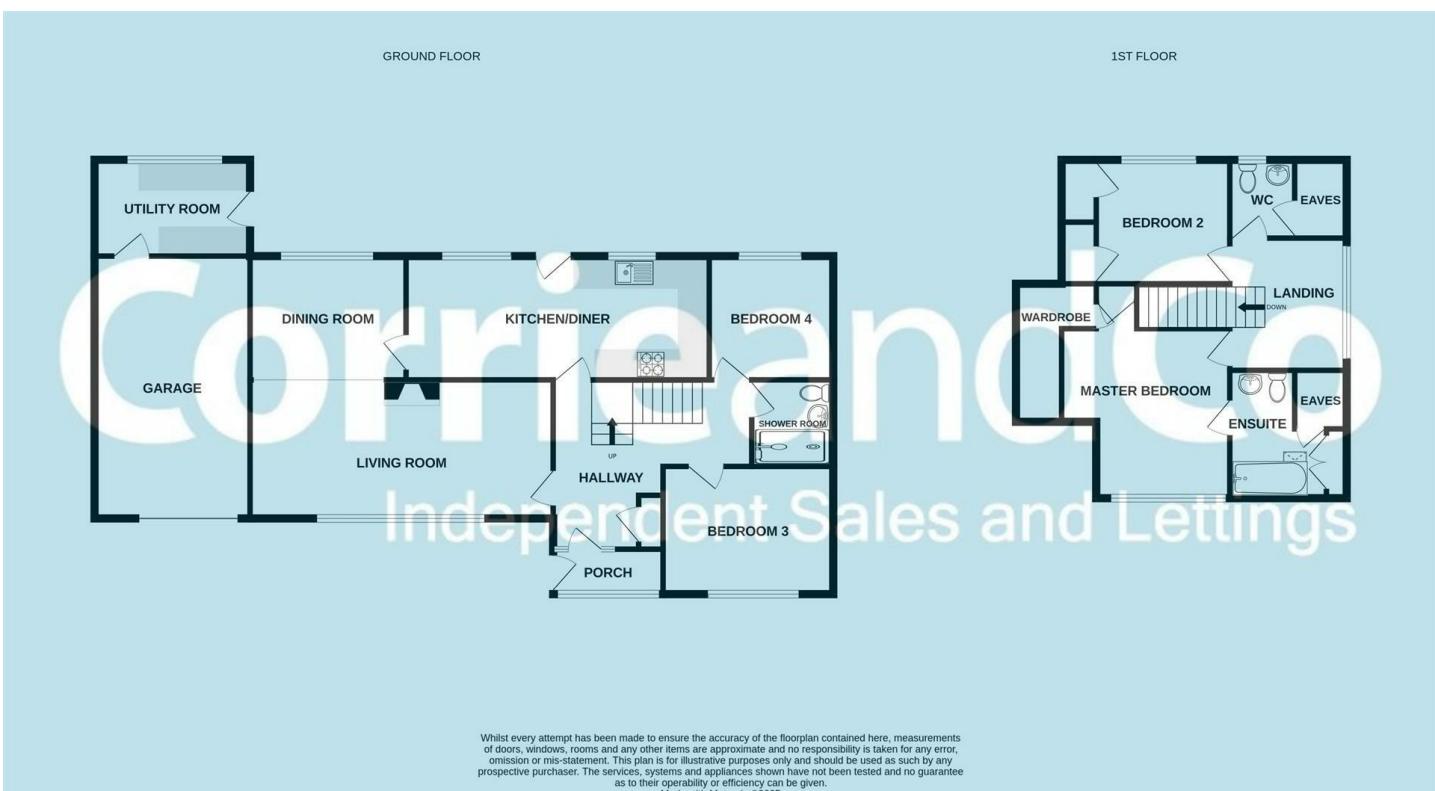
## Road Map



## 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, 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.

