



228 Roose Road

Barrow-In-Furness, LA13 0EH

Offers In The Region Of £165,000



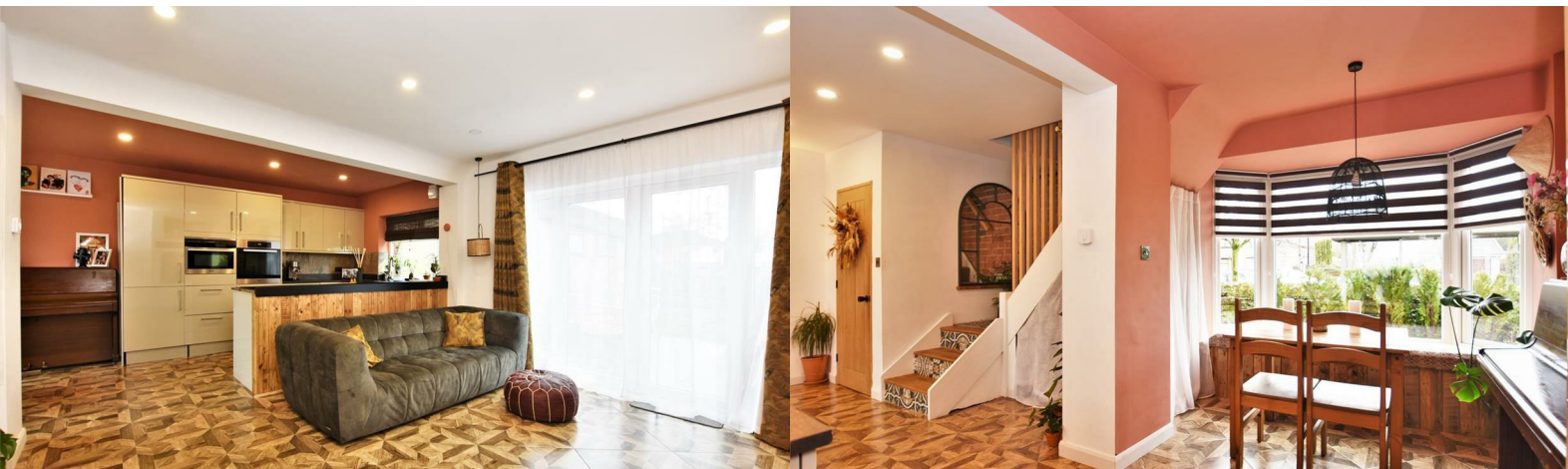
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This beautifully presented three-bedroom family home is a must-see. Boasting a bay fronted window, open plan kitchen and dining room with patio doors leading out to the rear garden. The modern fittings throughout create an air of luxury, while the detached garage provides extra storage and convenience. Situated close to local amenities and within easy reach of transport links, this truly is a wonderful home for anyone.

Upon entering the property you arrive into the entrance hallway which provides access to the kitchen living area. The hallway has been fitted with a cement tile floor with tones of navy blue, mustard and antique white.

The kitchen living area has been tastefully decorated in an individual and impeccably curated style with a distinctive nod to mid-century modern interior design and fitted with parquet style wood grain flooring with underfloor heating. The kitchen has been fitted with cream flat fronted gloss wall and base units with black laminate work surfaces. Integrated appliances include a single oven, microwave, fridge freezer, dishwasher, all of which are Miele and an induction hob. The kitchen has been defined from the living space by use of colour boasting deep coral shade walls and ceiling flowing in to the dining area which benefits from a banquette window seat. Recessed spotlighting flows through the space and back in to the living area. The main focal point of the room is the custom built media wall. French doors lead on to the garden. The staircase is another point of interest, boasting vertical natural wood balustrade and tiled risers coordinating with the entrance hall.

To the first floor there are three bedrooms and a bathroom. The first bedroom has been fitted with white painted walls and carpeting. The second bedroom has also been neutrally decorated with white painted walls and carpeting. The bathroom has been fitted with a three piece suite comprising of a low level flush WC, pedestal sink and a bath with over bath thermostatic rainfall shower attachment. It has been fully tiled with stone tiling and fitted with matching flooring with antique brass fittings creating a unique spa-like atmosphere.

To the rear of the property there is a well maintained garden with printed concrete patio, lawn area and a detached garage with light and power.

Hallway

Kitchen-Living Area

20'9" x 20'7" (6.34 x 6.29)

Bedroom One

10'6" x 12'5" (3.22 x 3.80)

Bedroom Two

9'8" x 10'8" (2.95 x 3.27)

Bedroom Three

9'6" max x 7'0" max (2.90 max x 2.14 max)

Bathroom

5'6" x 8'1" (1.69 x 2.48)

Detached Garage

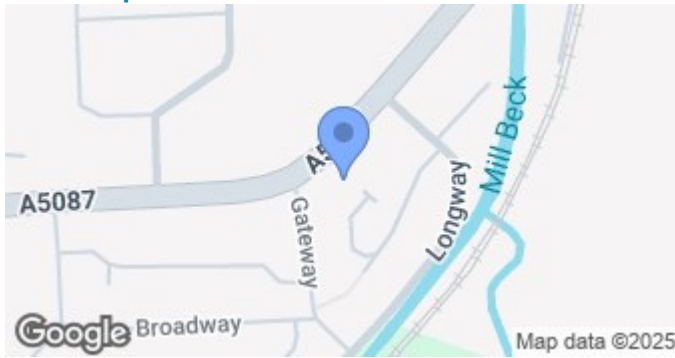
15'11" x 9'6" (4.87 x 2.92)



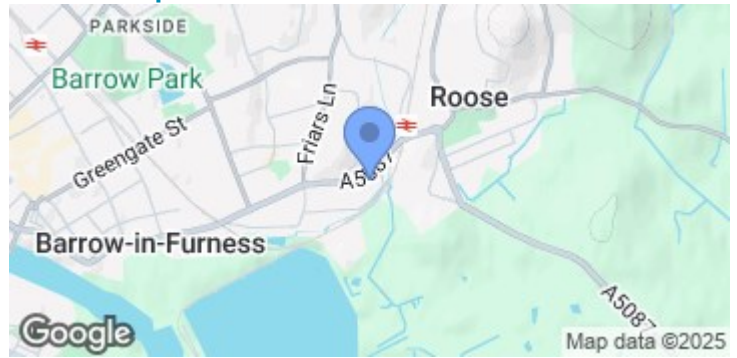
- Ideal for a Range of Buyers
- Tasteful Decor Throughout
 - No Onward Chain
 - Detached Garage
 - Gas Central Heating
- Popular Location
- Open-plan Layout
 - Rear Garden
 - Double Glazing
- Council Tax Band - A



Road Map

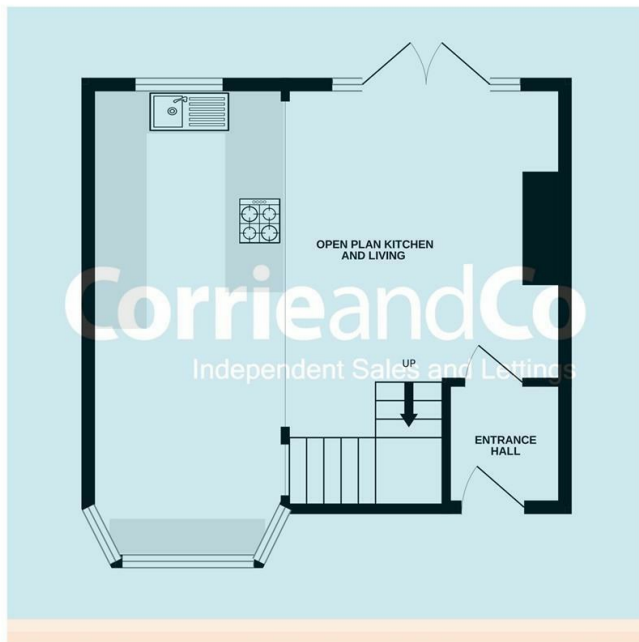


Terrain Map



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		