

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



24 Rampside

Barrow-in-Furness, LA13 0PY

Offers In The Region Of £425,000



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This delightful house offers a perfect blend of comfort and convenience. Rampside itself is a picturesque village, known for its friendly community and stunning coastal views. Residents can enjoy leisurely walks along the nearby shoreline or explore the beautiful countryside that surrounds the area. With local shops, schools, and recreational facilities close by, this property is ideally situated for families and individuals alike.

This charming and well-presented bungalow offers a perfect blend of comfort and practicality, starting with ample outside parking that easily accommodates multiple vehicles and convenient access to a secure garage—ideal for storage or additional parking. As you step through the front door, you're greeted by a welcoming lounge that immediately feels like home, complete with a characterful log burner that becomes the focal point of the room, perfect for cosy evenings with family or friends. Moving through to the heart of the property, the kitchen impresses with its generous proportions, featuring an abundance of cupboard and surface space, a classic oven design that adds timeless charm, and large windows that bathe the room in natural light, creating a bright and airy feel throughout. Just off the kitchen lies a practical utility room, providing the perfect spot to discreetly house appliances such as a washing machine and dryer, helping to keep the main living areas clutter-free. The main bedroom is a true retreat, benefiting from a generous bay window that not only enhances the space with natural light but also offers a peaceful outlook, all complemented by a soothing and beautifully coordinated colour palette. The second bedroom is well-sized and easily accommodates a cosy double bed, while the third bedroom is a versatile space—large enough to comfortably fit a double if needed but equally ideal as a spacious home office, hobby room, or guest room. Stepping outside, the rear garden stretches generously and is a real highlight of the property, offering a fantastic space for entertaining, gardening, or simply unwinding in the fresh air, with plenty of room for outdoor furniture, play areas, or even summer barbecues. Altogether, this delightful bungalow provides a wonderful balance of homely charm and practical living, both inside and out.

Living Space

11'9" x 14'5" (3.59 x 4.40)

Kitchen

9'3" x 12'8" plus 6'10" x 5'6" (2.83 x 3.87 plus 2.10 x 1.69)

Utility Area

6'1" x 6'3" (1.86 x 1.92)

Bedroom One

16'5" x 8'6" (5.01 x 2.60)

Ensuite

5'6" x 4'8" (1.68 x 1.44)

Bedroom Two

11'10" x 16'6" (3.62 x 5.05)

Bedroom Three

9'11" x 11'10" (3.03 x 3.61)

Bathroom

6'2" x 8'2" (1.90 x 2.49)



- Ideal Family Home
- Sought-after Location
- Stunning Coastal Views
 - Double Glazing
- Council Tax Band - C
- Large Bedroom Space
 - Off-Road Parking
- Exquisite Garden and external storage
 - Gas Central Heating



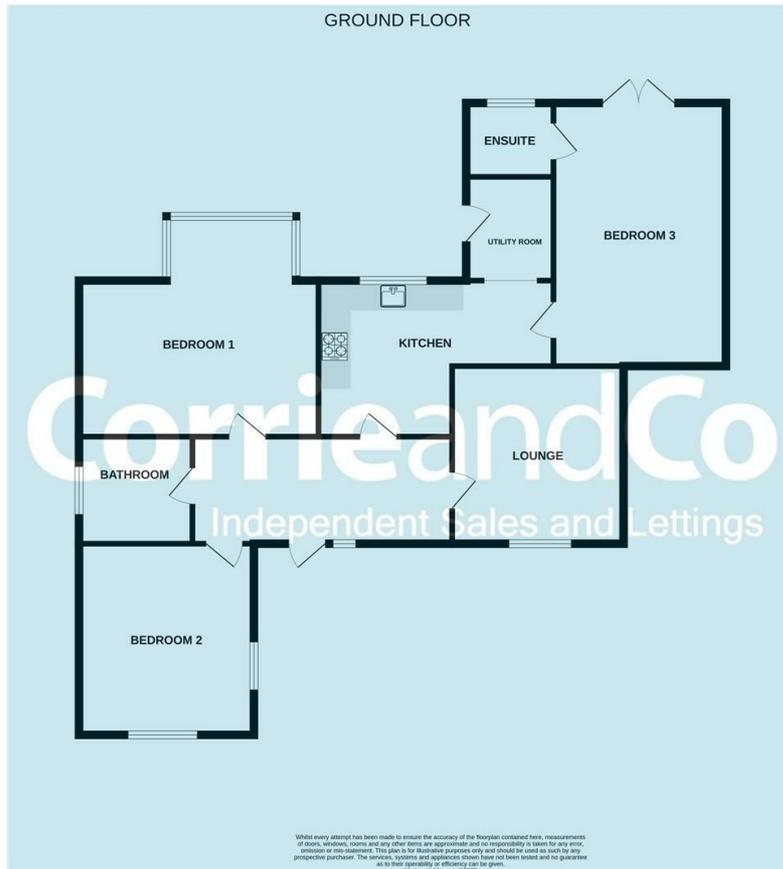
Road Map



Terrain Map



Floor Plan



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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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

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	