



## 82 Park Avenue

Barrow-In-Furness, LA13 9BJ

Offers In The Region Of £330,000



*Situated in a popular and well established area, the property benefits from having off road parking and landscaped gardens to the rear. This four bed semi-detached property would make an ideal family home and benefits from spacious living accommodation over three storeys and sits within close proximity to the local train station and amenities.*

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As you approach the property there is a driveway and front garden which allow access to the front door.

Upon entering the property you arrive into the vestibule which provides access into the hallway. The hallway has traditional tiling and provides access to the staircase, both reception rooms and the kitchen diner. The first reception room is situated to the front aspect of the property and is a light and airy room which has been neutrally decorated and fitted with carpeting. The room also boasts traditional features including a bay window, covings, picture rails and a feature fireplace. The second reception room is versatile for use and has been tastefully decorated and fitted with carpeting. The room also boasts traditional features including a feature fireplace, covings and picture rails. The room has patio doors which provide access into the rear garden. The kitchen diner has been fitted with cream shaker style wall and base units with cream worksurfaces. The integrated appliances include a double oven, microwave, dishwasher, gas hob and extractor fan. There is also space for a fridge freezer and a dining table. The kitchen diner provides access to the WC and patio doors to the utility room. The utility room is a great addition to the property and is versatile for use. It also has French doors which provide access to the rear garden.

To the first floor there are four bedrooms and a family bathroom. The master bedroom is situated to the front aspect of the property and has been tastefully decorated and fitted with carpeting. The room also boasts covings and picture rails. The second bedroom is a generous size and has been neutrally decorated and fitted with carpeting. The third bedroom is again a generous size and has been fitted with carpeting. The fourth bedroom is currently being used as a dressing room but is versatile for use. The family bathroom has been fitted with a three piece suite comprising of a WC, vanity sink and a bath. There is also a loft room which has been neutrally decorated and fitted with carpeting and is versatile for use.

To the rear of the property there is a rear garden which features a beautifully tiered lawn area, thoughtfully designed to create depth, interest, and functional outdoor zones. Each level offers its own charm, from open grassy spaces perfect for relaxation or play, to a decked area to enjoy outdoor seating. Nestled at the far end is a stylish summer house, providing a private retreat ideal for entertaining, home working, or simply enjoying the peaceful surroundings. Enclosed for privacy and bordered with mature landscaping, this garden blends practicality with aesthetic appeal.

### Reception One

15'8" x 12'7" (4.78 x 3.85 )

### Reception Two

12'9" x 10'7" (3.90 x 3.24 )

### Kitchen Diner

24'11" x 10'9" max (7.60 x 3.28 max )

### WC

8'5" x 2'9" (2.57 x 0.86 )

### Utility

11'7" x 5'7" (3.55 x 1.72 )

### Bedroom One

12'9" x 16'7" (3.90 x 5.07 )

### Bedroom Two

12'9" x 10'8" (3.89 x 3.27 )

### Bedroom Three

10'7" x 9'5" (3.23 x 2.89 )

### Bedroom Four

7'8" x 8'0" (2.35 x 2.45 )

### Bathroom

6'4" x 7'8"; (1.95 x 2.36;)

### Loft Room

12'10" into eaves x 12'9"  
(3.93 into eaves x 3.90 )

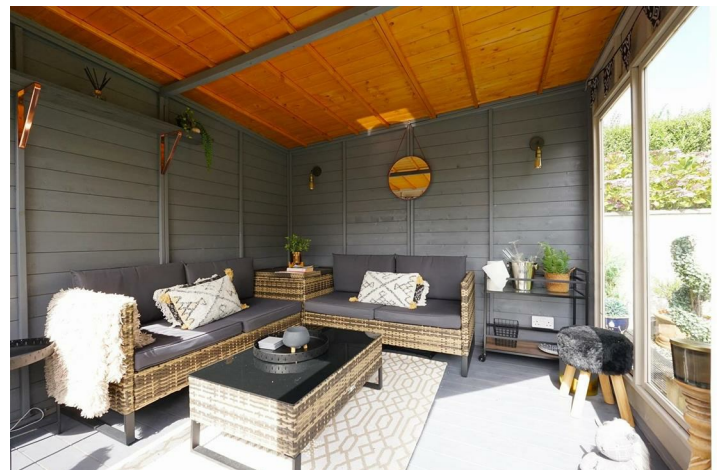
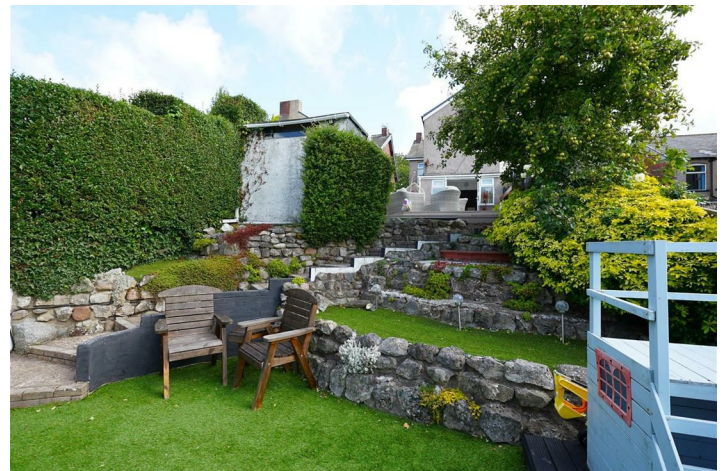
### Summer House

9'2" x 9'2": (2.81 x 2.80;)

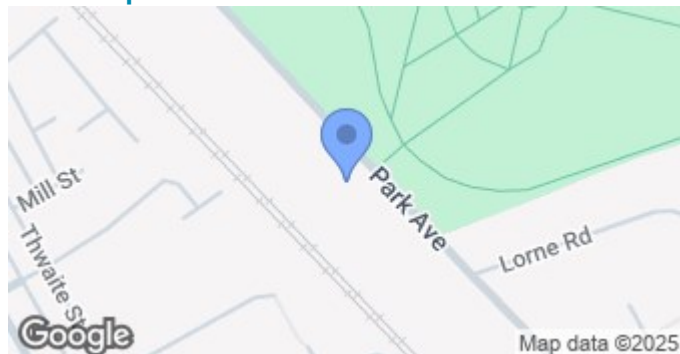


- Four Bed Semi-Detached
  - Desirable Location
  - Ideal Family Home
  - Off Road Parking
  - Double Glazing

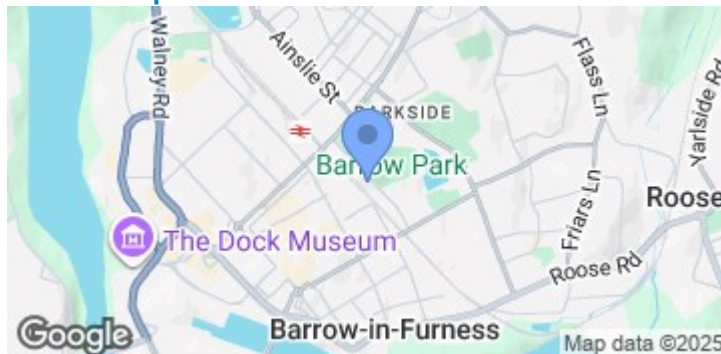
- Large Rear Garden
  - Kitchen Diner
- Lovely Décor Throughout
  - Gas Central Heating
  - Council Tax Band - C



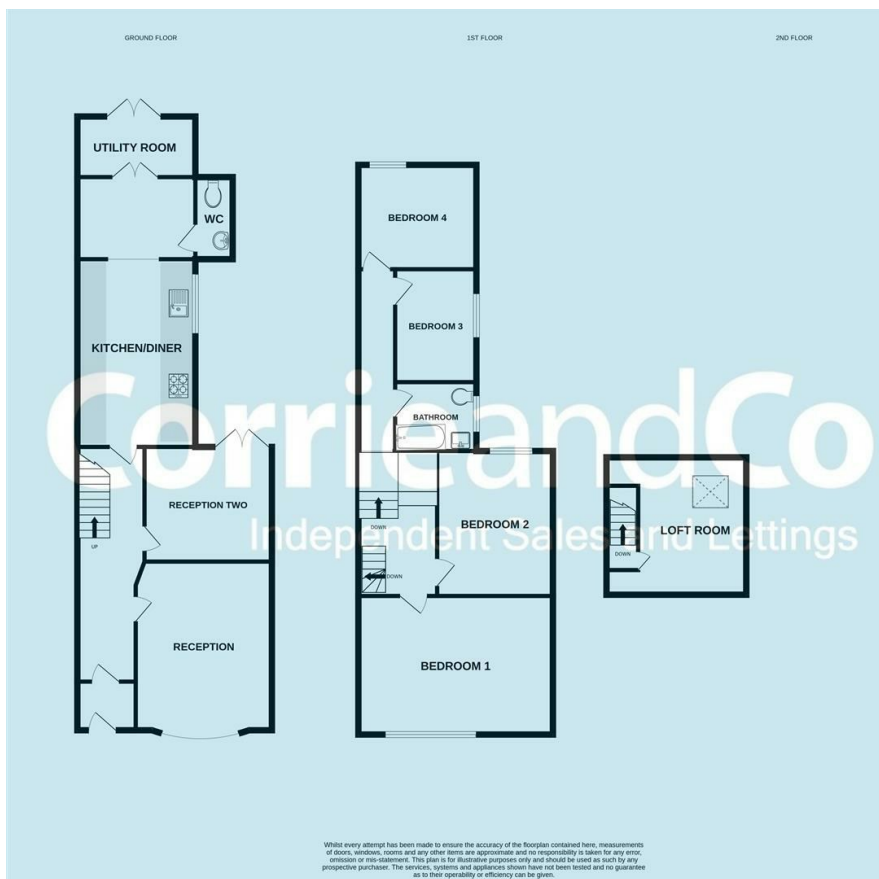
## Road Map



## Terrain Map



## Floor Plan



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