



## 34 Richmond Terrace

Barrow-In-Furness, LA14 5LH

Offers In The Region Of £275,000



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## Offers In The Region Of £275,000



*Welcome to this delightful detached house, offering a perfect blend of comfort and space for family living. With an inviting reception room and large kitchen, this property provides ample room for relaxation and entertaining guests. The well-proportioned layout includes three bedrooms, off road parking and a private rear garden. This property is ideal for families looking to settle in a welcoming environment, or for those seeking a comfortable home with plenty of space.*

Approaching the property, you're welcomed by its own private drive and a garage, offering the convenience of secure off-road parking. Stepping inside, you're first greeted by a small vestibule that opens into the main family lounge—a warm and inviting space ideal for relaxing or entertaining. From here, the layout flows naturally into the kitchen located at the rear of the home. This well-positioned kitchen benefits from windows that overlook the garden, drawing in plenty of natural light and creating a bright, open feel.

Double doors lead directly out from the kitchen to a private rear garden, offering a peaceful outdoor retreat that's perfect for enjoying quiet mornings or hosting gatherings. Adjacent to the kitchen, there's a separate utility room, thoughtfully designed with fittings for modern appliances, helping to keep everyday tasks discreetly tucked away.

Heading upstairs, the property continues to impress with two generously sized double bedrooms, each offering comfortable living space, along with a third box room that could serve as a home study, nursery, or extra storage. Completing the upper level is a separate WC and a bathroom, providing practical convenience for busy households.

This home balances functionality with comfort, both inside and out.

### Reception

16'6" x 11'8" (5.03 x 3.56 )

### Dining Room

11'2" x 9'9" (3.41 x 2.98 )

### Kitchen

8'4" x 18'6" plus 6'11" x 8'9" (2.56 x 5.65 plus 2.13 x 2.69 )

### Utility Room

9'8" max 6'6" min x 15'5" (2.97 max 1.99 min x 4.72 )

### Bedroom One

12'0" x 9'9" (3.68 x 2.99)

### Bedroom Two

9'9" x 10'9" (2.98 x 3.28 )

### Bedroom Three

9'0" x 7'6" (2.76 x 2.31 )

### Bathroom

7'10" x 5'7" (2.41 x 1.72 )

### Seperate WC

5'1" x 2'8" (1.55 x 0.83 )

### Garage

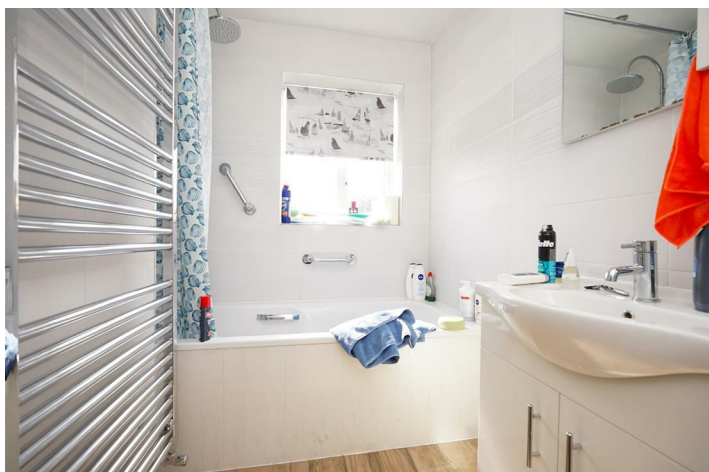
8'5" x 18'9" (2.58 x 5.72 )



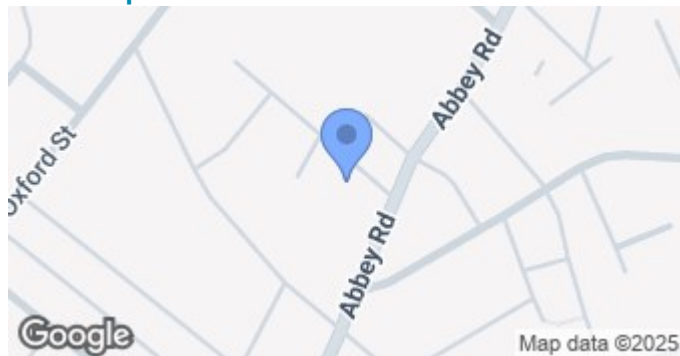


- Close to Local Amenities
  - Off-Road Parking
- Modern Kitchen and Utility
  - Gas Central Heating

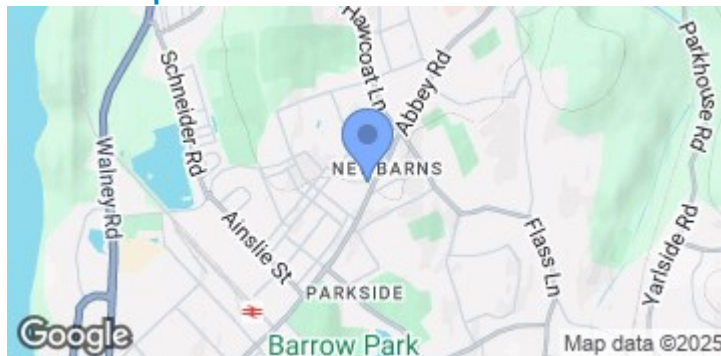
- 3 Bedroom Family Property
  - Rear Garden Space
  - EPC - D
  - Council Tax Band - C



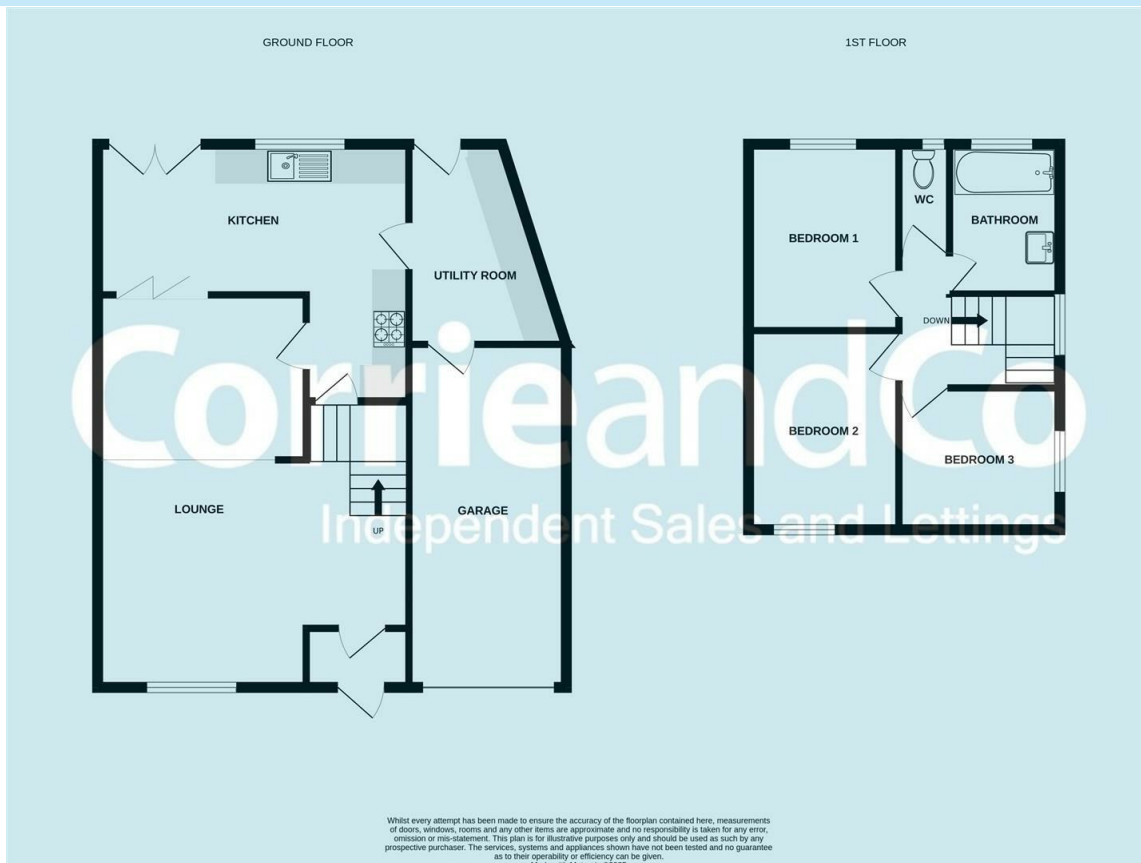
## Road Map



## Terrain Map



## Floor Plan



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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.

