



**PRICE £280,000**

**19 YARLSIDE ROAD, BARROW-IN-FURNESS, CUMBRIA, LA13 0EU**

An attractively presented detached true bungalow, situated on a large plot within a highly sought-after residential location. The property benefits from family sized accommodation on one level, complemented with extensive lawn and patio gardens. Internal viewing is advised.



3



2



1



Driveway  
Parking

## Kitchen



### DIRECTIONS

sat-nav users enter: LA13 0EU

what3words app users enter: tiger.class.shock

### LOCATION

Yarlside Road is a busy yet popular part of the town and highly sought-after by families due to the close proximity to a range of local amenities and services. These include a fish and chip takeaway, a general convenience store, The Ship pub, Crofters pub, Yarlside Academy and Roose Primary School. There is also a bus service running close by plus a large Tesco Metro store and a railway station at Roose.

### DESCRIPTION

The property is approached via driveway parking for several vehicles. The driveway extends down to a gated path, providing access round to the rear garden, with the front door and a side door which opens into the kitchen.

Accessing the property through the front door, you step into an L-shaped hallway, which provides access to the majority of the accommodation.

The lounge is a generous sized, light and airy reception room which can easily accommodate two sofas. The room is smartly decorated with tasteful décor with a contrasting wallpaper to the chimney breast wall which houses a gas fire.

Glazed double doors from the lounge open through into the conservatory extension, which provides an additional and versatile reception space, with views and access onto the garden.

The kitchen can be accessed via the lounge or the main hallway. Previously two rooms, the kitchen has been opened up to create a stylish work space with a breakfast bar, and a partition has been installed creating a separate utility room.

The kitchen is fitted with a range of soft-close wooden storage units and a complementary three-sided worktop. Fitted within the worktop is a one and a half sink drainer with a mixer tap, and a four ring electric hob with an extractor hood over and a twin electric oven/grill below. Integrated within the units is a fridge and washing machine. Within the room is a breakfast bar with additional storage cupboards below.

Beyond the kitchen is a useful utility room, with additional white goods, storage units and single worktop. There is also space for a freezer and dryer.

A door off the kitchen leads back into the central hall with doors to three bedrooms and the shower room. The master bedroom is a large double room, which has a box bay window bathing the room in natural sunlight and allowing views over the garden. The room provides excellent sized proportions, providing ample space for a range of bedroom furniture. Bedroom two is a good sized double overlooking the front garden and has space around for wardrobes. The third bedroom is a single, which could be used as a home office or study.

The shower room is fitted with a three-piece suite comprising a shower cubicle with a wall-mounted mixer shower, a WC and wash hand basin with vanity storage below.

Outside, the property benefits from large and varied front and rear gardens providing areas to sit, relax and entertain with family and friends. At the front, there is a low maintenance stone-chipped garden with mature shrubs and bushes.

The majority of the garden lies to the rear and has been beautifully landscaped by the owners and laid over two levels. There is a large paved patio and decked seating area adjacent to the conservatory, providing space for tables, chairs and potted plants. A path or wooden steps from the decking descend onto a central lawn, which extends onto a large stone-chipped garden with mature shrubs, bushes and trees. The garden is fully enclosed providing a safe environment for children and pets. The timber shed (approx. 10ft x 8ft) is also included in the sale at no extra cost.

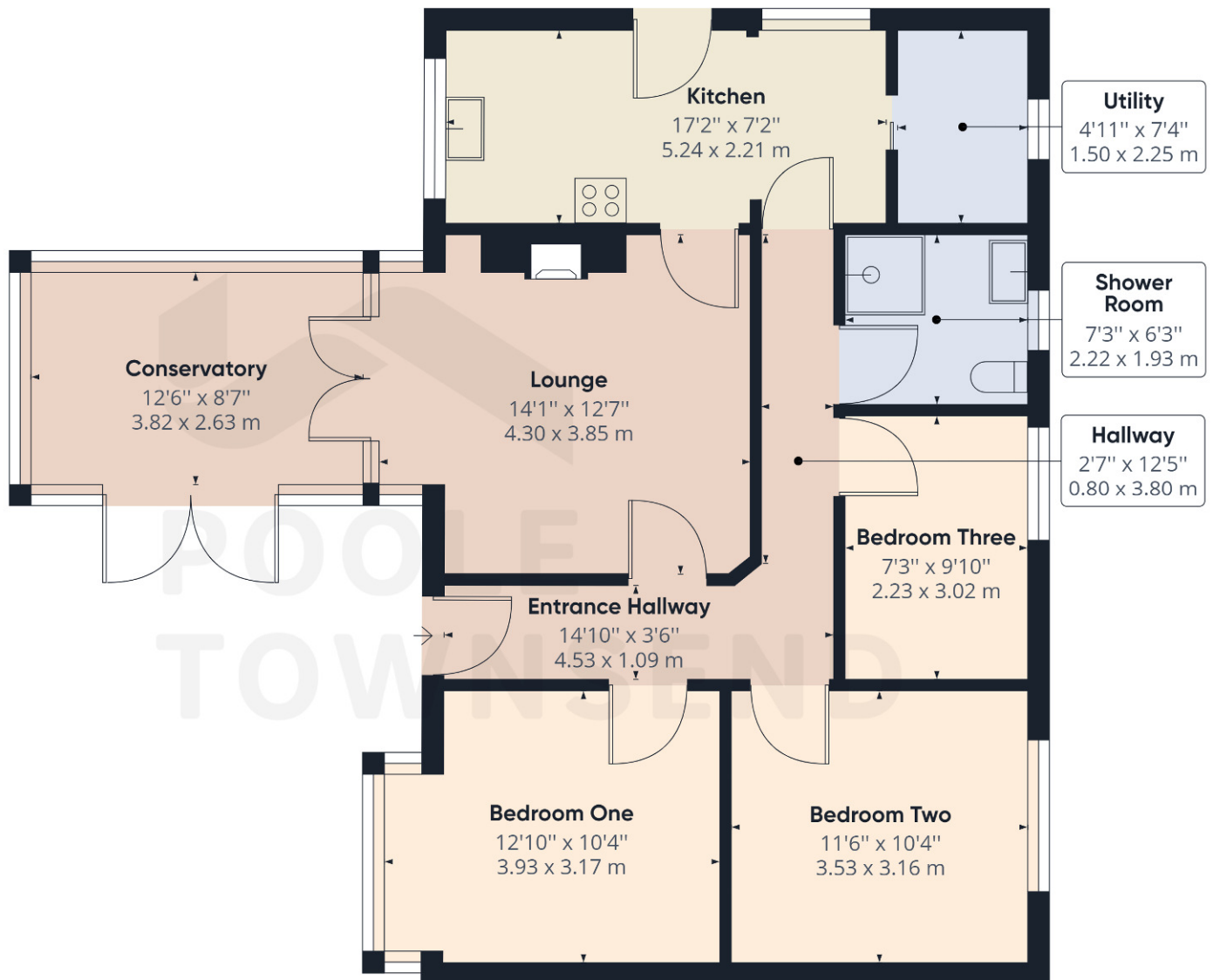
The property has the potential to be extended to the rear, subject to receiving all necessary permissions and consents.

## What we love about the property...

“A well-proportioned true bungalow, situated on a large plot in a sought-after location that will appeal to a wide range of buyers.”



## Property layout



Your viewing appointment is on \_\_\_\_\_

### Additional information

Council Tax Band: C  
Local Authority: Barrow in Furness Borough Council  
Services: Mains gas, electricity and water  
Tenure: Freehold

EPC Rating = D

### Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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### We are open

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The photographs and images used to promote this property have been captured using a combination of a Giraffe 360 camera and/or a DSLR camera with a wide angle lens 10-20mm aperture or standard lens 18-55mm aperture.

Internet connection and speeds are available  
<http://www.rightmove.co.uk/broadband-speed-in-my-area.html>