



**POOLE
TOWNSEND**

Norland Avenue, Barrow-In-Furness, LA14 4EL

£245,000

3 1 1



Situated in a desirable residential location, this family sized home offers spacious open plan living with a conservatory extension to the rear, a kitchen with low-level breakfast bar area, three bedrooms which includes two double rooms plus a three-piece shower room. There is ample parking for two vehicles on the driveway, an attached garage and a sunny garden to the rear. There is a gas-fired central heating system and UPVC framed double glazing plus no upper chain.

Location

What3Words///atom.riots.river

Description

Set in a lovely residential road featuring a colourful and sunny garden to the rear and nicely proportioned accommodation that can be improved further with general updating and decorating.

The living space is open plan with the bay fronted lounge and dining room also featuring decorative fireplace with a marble style inset and hearth and gas coal effect fire. The room runs the full depth of the property with access into the conservatory, which is double glazed and has a polycarbonate style roof covering with a central fan/light unit. There are several power points, central heating radiator and double doors opening onto the patio.

The kitchen offers plenty of fitted cupboards and drawers and a low-level breakfast bar area. There are integrated appliances which include a double oven with grill, gas hob and concealed cooker hood above, a fridge and freezer plus a washing machine. There is also plumbing alongside the sink for a dishwasher.

The first floor landing has a built-in cupboard over the staircase that houses the gas fired boiler. There is also ladder access from the landing into the loft which is part boarded.

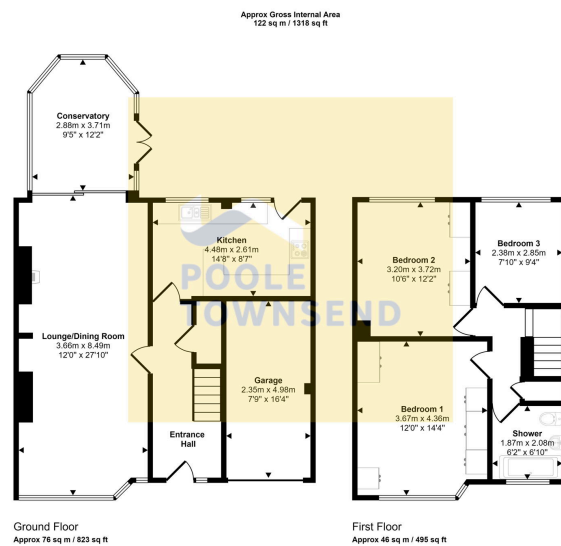
The bedroom accommodation includes two double rooms with both of these having fitted wardrobe furniture. The third bedroom is larger than average and enjoys a great view across the rear garden.

The bathroom has been altered in favour of a shower room which

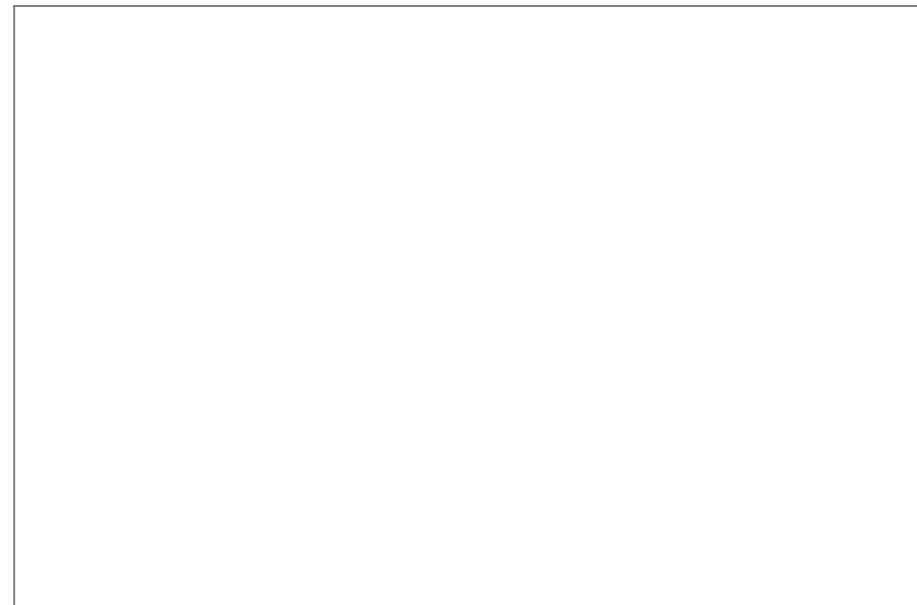




- Desirable location
- Family sized home
- Conservatory extension
- 2 Double bedrooms
- Three-piece shower room
- Ample parking
- Sunny rear garden
- Gas-fired central heating
- Double Glazing
- NO UPPER CHAIN



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.



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