



**POOLE  
TOWNSEND**



# Troy Gardens, Barrow-In-Furness, LA13 9NE

£240,000

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Situated in a lovely cul-de-sac location is this semi-detached home that provides split-level accommodation that has also been extended to the rear and to the side with the addition of a conservatory. There is a generous size lounge, a fitted kitchen, ground floor bedroom with fitted furniture, dining room with access to the garden and to the conservatory plus a three piece bathroom. There is an open tread stairwell from the dining room ascending to the loft rooms where there is a shower room and a further bedroom. The property has garden to the front, side and rear, driveway parking and a detached garage. No upper chain.

### Location

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### Description

This semi-detached property offers buyers potential to further improve and update the accommodation, adding to the spacious conservatory at the side.

The entrance hall provides access to the kitchen and the light and airy lounge where there is an attractive central fireplace with an inset gas fire with coal effect detailing and a chrome coloured trim.

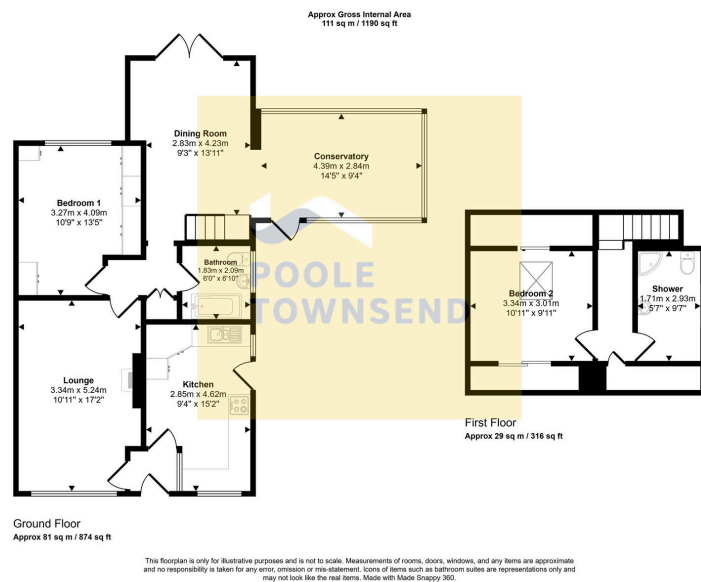
The kitchen offers extensive fitted cupboard and drawer storage with a wood effect worktop above incorporating a sink and a halogen style hob with concealed cooker hood above. There is also an integrated oven and dishwasher unit. There is plumbing beneath the sink for a washing machine and space for an upright fridge freezer. The side access door leads you into the garden.

The inner hallway has built-in storage, access to the dining room, bathroom and to the ground floor bedroom which has fitted wardrobe furniture, drawers and bedside cabinets. This double room also has a pleasant view onto the patio in the rear garden.

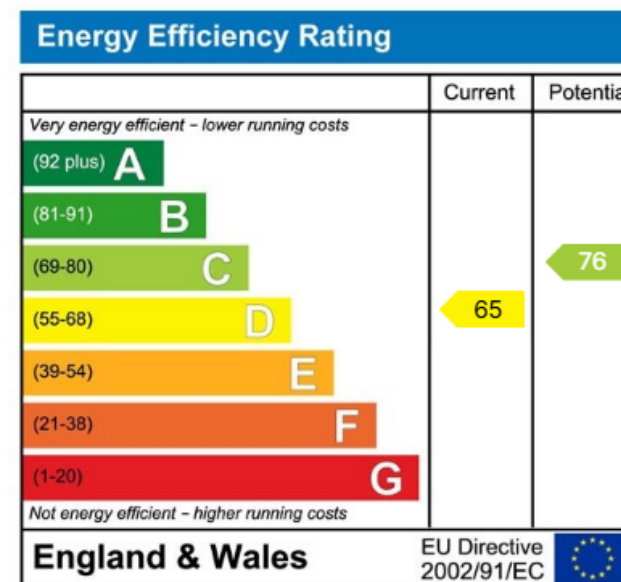
The dining room has been formed from the original second bedroom. The room has been extended and fitted with double doors opening into the garden. There is open access onto the stairwell ascending to the loft rooms and open access with a single step into the conservatory which is double glazed throughout, including the







- NO UPPER CHAIN
- Semi Detached Home
- Rear Extension And Additional Conservatory
- Large Lounge Area
- Fitted Kitchen
- Dining Room
- Three Piece Bathroom
- Two Bedrooms
- Driveway And Detached Garage
- Garden Front And Rear



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