



PRICE £295,000

5 ECCLERIGGS AVENUE, BARROW-IN-FURNESS, CUMBRIA, LA14 4NG

This detached true bungalow sits within a generous sized corner plot with gardens to the front, side and rear plus an attached garage and private driveway. The property is well laid out and benefits from having a gas central heating system and uPVC framed double glazing. General modernising/personalisation would enhance the property. No Upper Chain.



3



1



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Garage &
Driveway
Parking



DIRECTIONS

satnav users enter: LA14 4NG, then the number 5

what3words app users enter: tummy.rice.chef

LOCATION

Eccleriggs Avenue is a small cul-de-sac that is situated in the upper part of Hawcoat. The property benefits from enjoying a quieter position with no passing traffic and also being within walking distance to two pubs and a hair salon. The immediate area also has a regular bus service, Furness General Hospital and a general convenience store etc.



DESCRIPTION

There is stepped access into the property via the entrance vestibule, which leads onwards into a nicely proportioned lounge/dining room where there is a large window to the front overlooking the garden and a second window to the side elevation.

Central to the room is the fireplace which has a white surround with a marble-style inset and hearth and a gas fire set within.

There is a small, glazed serving hatch to the adjacent kitchen which has modern white units, with a wood-effect laminate worktop that incorporates a single drainer sink with a mixer tap.

There is space to accommodate all your kitchen whites including a freestanding cooker where there is a gas and electric point and a concealed cooker hood above, plumbing for a washing machine and dishwasher and space for an upright fridge/freezer. There is a modern gas-fired boiler mounted to the side wall alongside the external door that gives access to the side and rear garden.

There are three double bedrooms in all, each of which have a great view of the rear garden.

The bathroom has a modern suite in white including a WC with concealed cistern, and a wash basin with cupboard and drawer storage beneath and a wall-mounted mirrored cabinet above. The panelled bath has an electric Triton shower installed over and a glazed folding shower screen. There is a tiled finish to the walls and to the floor, a chrome coloured ladder-style radiator and a large vanity mirror with a light.

Externally, there is open access from the road onto the private drive that runs alongside the bungalow to the attached garage which has a remotely operated roller-shutter style door.

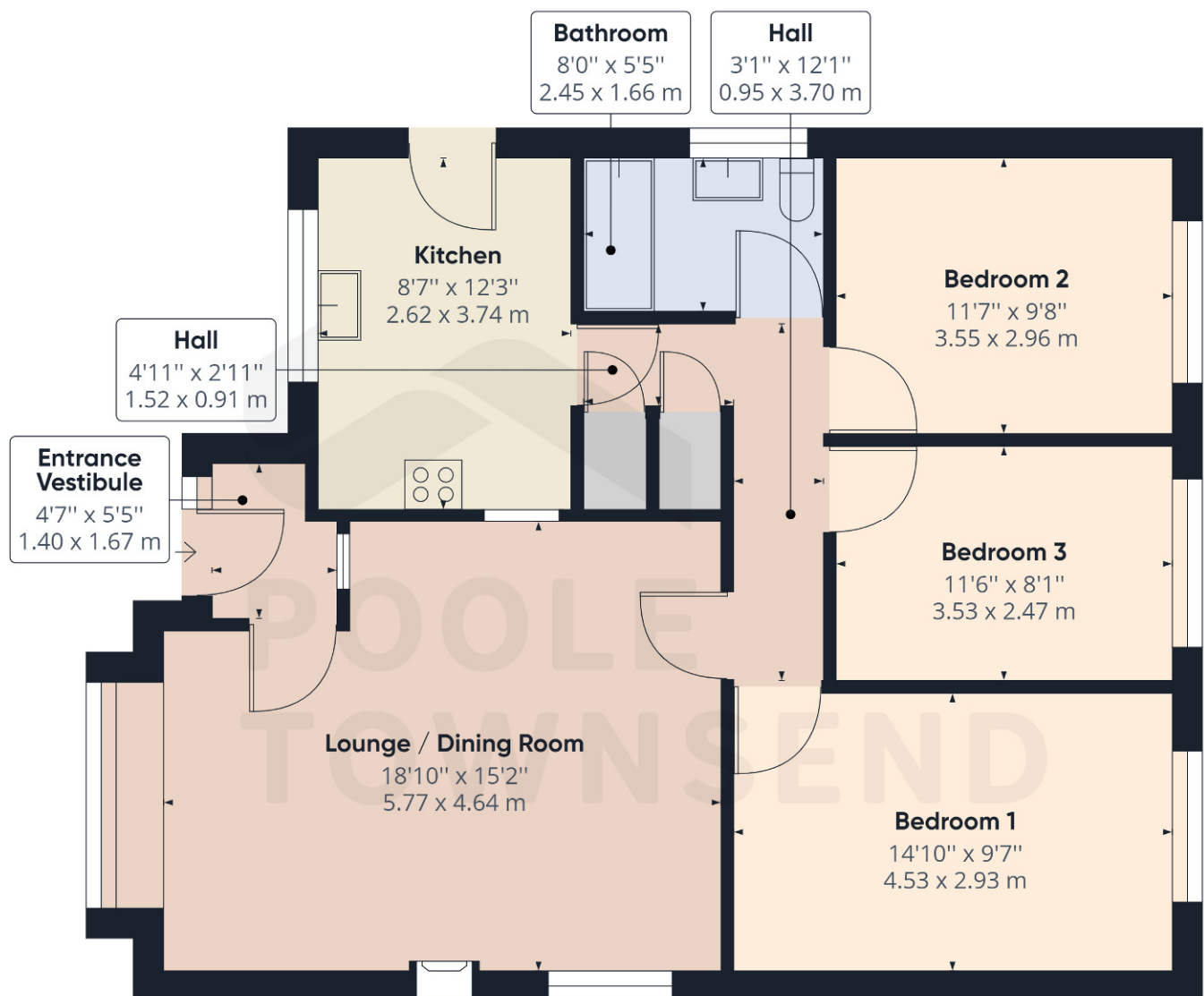
There is an open plan garden to the front of the property that is laid to lawn, with gated access from here leading into the side and rear gardens where there are several patio areas, rockery beds with seasonal bulbs and planted borders. There is also a block-built shed to the rear of the garage offering additional storage.



What we love about the property...

"We can really appreciate this property's location in the cul-de-sac as it creates a much quieter location, and also has the benefit of an enlarged garden plot due to its position in the road."

Property layout



Your viewing appointment is on _____

Additional information

Council Tax Band: D
Local Authority: Barrow in Furness Borough Council
Services: Mains gas, electricity, water and drainage
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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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>