



**POOLE
TOWNSEND**

Burlington Close, Kirkby-In-Furness

£230,000

3 1 1



Very well presented semi-detached house. Perfect for a family or couple. The property consists of Lounge, Kitchen/ Diner, 3 Double Bedrooms and Bathroom, Downstairs W/C and Porch. Front and rear garden. Full DG and GCH. To the front of the property there are breath taking views over the countryside, estuary, and distant mountains. This is an excellent property in a popular village location. Viewing is highly recommended. Cumbria wide local occupancy clause applies.

DIRECTIONS As you approach Kirkby in the direction of Dalton in Furness, continue into the centre of the village passing The Commercial on your left hand side. 9 Burlington Close is situated further up this road on your right hand side.

LOCATION Burlington Close is situated on the outskirts of Kirkby in Furness, a popular rural village with its own primary school, pub, a community centre with sports facilities and children play area. There is also a railway station.

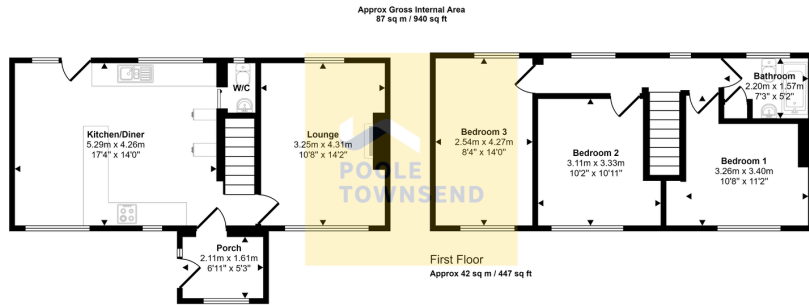
What3Words:///field.perch.debit

DESCRIPTION A pathway from the front leads to the front of the property and provides access to the entrance door. The entrance door opens into a spacious porch with plenty of space for boots, coats and storage. This leads to all of the accommodation. The good sized lounge is situated to the front of the property having a large window overlooking the front garden and a smaller window to the rear overlooking the rear garden, a central focal point is the wood burning stove set into the chimney breast.

The kitchen diner is a great space with newly fitted modern kitchen with integrated oven, hob, dishwasher and plumbing for washing machine. There is a useful breakfast bar with space for table and chairs. There is a handy W/C from the kitchen.

The first floor accommodation consists of 3 double bedrooms all having views to the front across the countryside. the family bathroom is on this floor and has a new 3 piece suite with shower over bath.

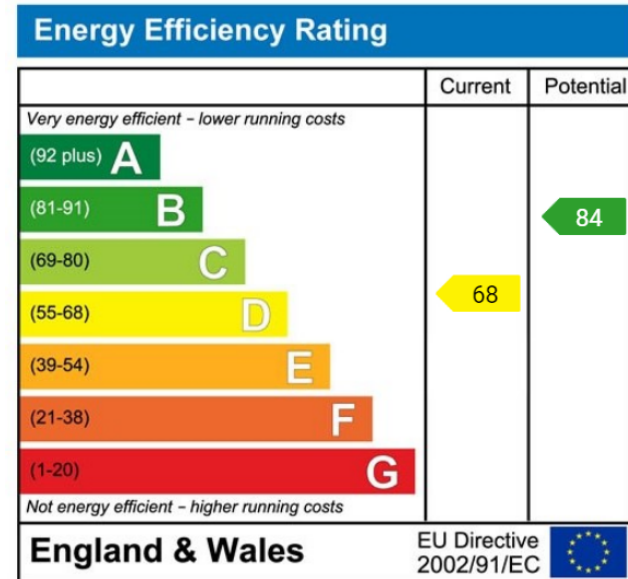




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



- Fantastic Family Home
- Large Kitchen / Diner
- Walk In Ready
- Transport Links
- Freehold
- 3 Double Bedrooms
- Front And Rear Gardens
- Close To Local School
- Views To Distant Fells
- Council Tax Band B



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