



## 9 Barwood Grove

Barrow-In-Furness, LA13 0RZ

Offers In The Region Of £190,000



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# 9 Barwood Grove

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## Offers In The Region Of £190,000



*This well-presented semi-detached home offers comfortable and practical living accommodation throughout, featuring a bright reception room, a spacious kitchen/diner, two well-proportioned bedrooms and a family bathroom. Benefiting from a private rear garden and allocated parking, the property is ideally suited to first-time buyers, couples or small families.*

Upon entering the property, you are welcomed via a entrance porch which has storage.

Heading into the reception room which offers a bright and comfortable living environment, complemented by a stylish electric fireplace, laminate flooring and neutral décor. This room is a great size with plenty of light making the room a great place for relaxing.

To the rear of the property, is a well-proportioned kitchen/diner, fitted with a range of classic wall and base shaker-style cabinets providing plenty of storage, paired with black laminated worktops . The room benefits from designated space for a fridge freezer, washing machine and cooker (with the cooking being left at the property). There is also sufficient space for dining, making this an ideal setting for both everyday living and family gatherings.

Up the stairs you will find a generously sized master bedroom offering ample space for freestanding furnishings and benefiting from natural light due to the large window. The bedroom has grey carpets and neutral décor. The second bedroom is well-presented and versatile in its use, featuring a useful built-in cupboard that provides valuable storage.

The family bathroom is fitted with a white three piece suite, an over the head thermostatic shower, pedestal sink and W/C. The wall around the bath has been tiled, with the rest off the room being painted, with grey laminate flooring.

The property also benefits from a charming rear garden, offering a private outdoor retreat with space for seating, planting or enjoyment during the warmer months. The property also comes with an allocated parking space.

### Reception

12'7" x 12'0" (3.86 x 3.66 )

### Kitchen Diner

10'4" x 12'7" (3.17 x 3.84 )

### Bedroom One

11'9" x 12'8" (3.60 x 3.87 )

### Bedroom Two

6'1" x 10'7" (1.87 x 3.23 )

### Bathroom,

6'3" x 6'0" (1.91 x 1.85 )

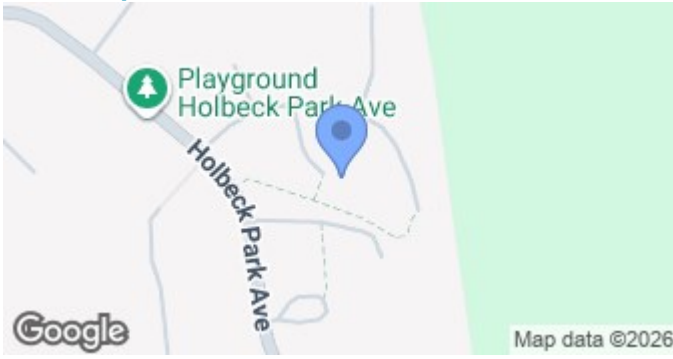


- Semi Detached House
- Large Reception Room
  - Rear Garden
- Cu-de-sac Location
- Council Tax Band - A

- Two Bedrooms
- Modern Décor
- Ideal First Home or Investment
- Allocated Parking



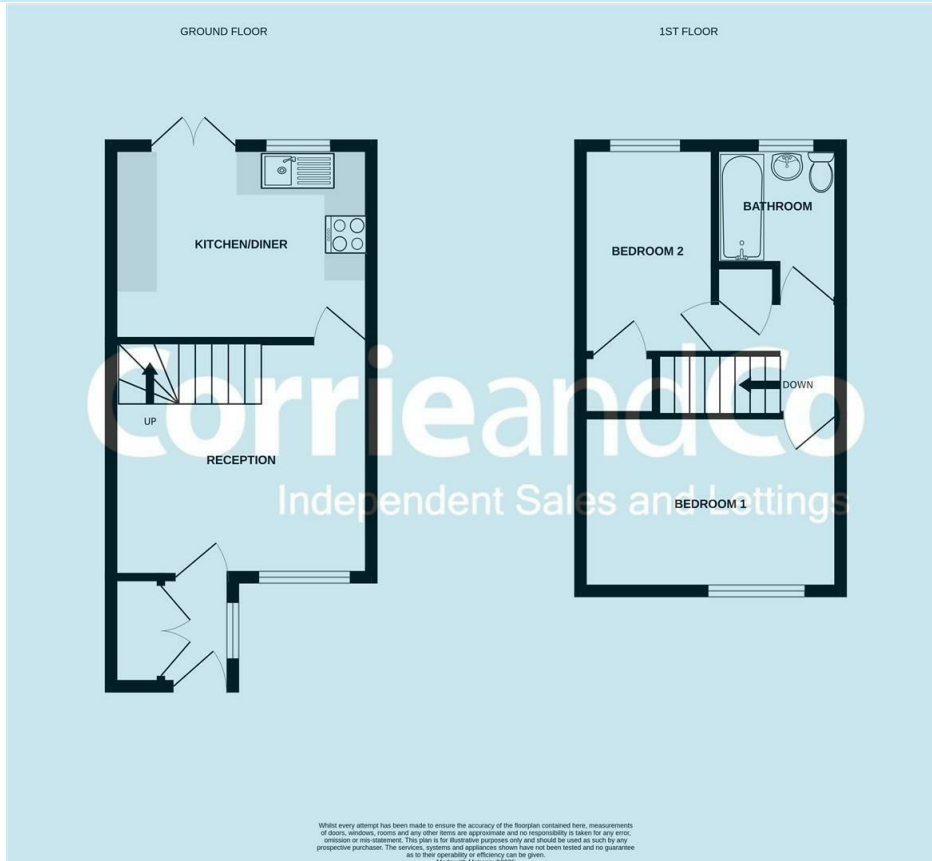
## Road Map



## Terrain Map



## Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

