CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



94 Ocean Road

Barrow-In-Furness, LA14 3DB

Offers In The Region Of £269,950

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Ramsden Square Barrow in Furness, Cumbria, LA14 1XA | 01229 825333 | info@corrieandco.co.uk

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A superb family home situated on the ever popular Walney Island, ideally positioned close to the beach and within easy reach of a range of everyday amenities. The property is conveniently located for reputable local schools, bus routes, shops and eateries, making it an excellent choice for families and those seeking a well connected coastal location. The property boasts a generous and mature rear garden, providing an excellent outdoor space for relaxing, entertaining and family life. There is also the significant benefit of a detached garage and off road parking, offering valuable convenience and storage. With its appealing location, characterful accommodation, excellent outside space and no upper chain, this is a property that offers plenty of potential and is well worth an early viewing.

Upon entering through the beautiful stained glass door, the welcoming entrance hall leads through to the principal reception rooms. The lounge is a lovely main reception space, featuring a charming bay window which fills the room with natural light, together with a gas coal effect fire creating a cosy focal point.

To the rear is a further dining room/second reception room with another lovely gas coal effect fire, offering excellent flexibility for family life, dining or entertaining. Sliding doors open directly onto the rear garden, creating a pleasant connection between the house and outside space.

The traditional kitchen is a good size and provides a functional range of storage and workspace. While the kitchen would benefit from some modernisation, it offers a practical foundation and plenty of potential for a new owner to create their ideal space.

Upstairs, the property offers three bedrooms, comprising two comfortable double bedrooms and a third single bedroom, which would also make an ideal home office, nursery or dressing room. The first floor accommodation is completed by a traditional three piece family bathroom suite, comprising a bathtub with telephone style shower head and an over-bath thermostatic shower, together with a WC and wash hand basin.

Outside, the property is particularly appealing, with a good sized, mature rear garden offering a lovely established setting. There is a dedicated patio area, ideal for outdoor seating and entertaining, with the remainder providing plenty of space to enjoy. To the front is a forecourt garden, while a detached garage provides valuable parking, storage or workshop space.

Vestibule
6'1" x 2'3" (1.86 x 0.71)

Lounge
13'11" x 12'1" (4.26 x 3.69)

Dining Room
10'9" x 13'0" (3.28 x 3.98)

Kitchen
7'10" x 10'9" (2.41 x 3.28)

Bedroom One
11'2" x 14'5" (3.41 x 4.41)

Bedroom Two
10'5" x 12'10" (3.18 x 3.93)

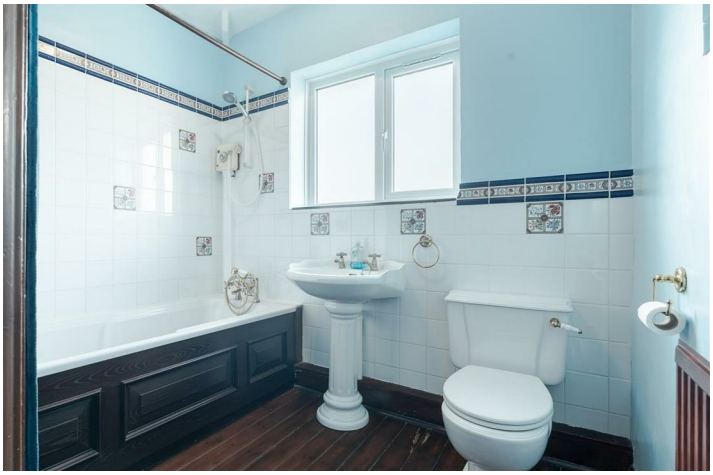
Bedroom Three
7'8" x 7'5" (2.35 x 2.28)

Bathroom
8'0" x 8'0" (max.) (2.45 x 2.45 (max.))



- Superb family home
- Amenities, schools & eateries nearby
- Detached garage
- Some cosmetic improvements required
- Council tax band - C
- Popular location, close to the beach
- Beautiful, mature rear garden
- Off road parking
- No upper chain

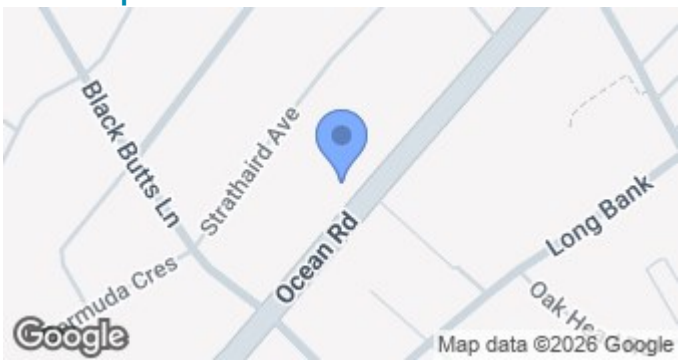




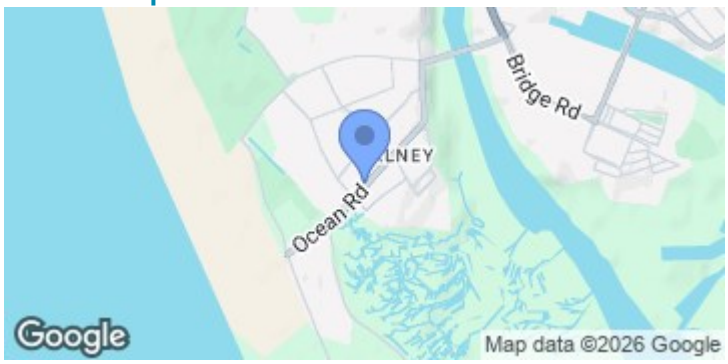




Road Map



Terrain Map



Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

