

FREEHOLD



# 39 RIVERSIDE GARDENS, BARROW-IN-FURNESS, LA13 0DD

## £375,000

### FEATURES

Superior Detached Family Home

Originally Built As FOUR Bedrooms

One Owner From New. Karndeen Flooring To Ground Floor

Gas CH System & Double Glazing

Hallway, Lounge & Dining Room

UPVC Conservatory & Modern Kitchen

Utility Room & Integral Garage

Thee Bedroom (Originally Four)

En-Suite Facility & House Bathroom

Low Minatainance

Gardens To Front & Rear



2



3



4



Garage,  
Off Road  
Parking

JH  
Homes

JH  
Homes

JH  
Homes

JH  
Homes

A rare opportunity to acquire a beautifully maintained modern family home, built circa 2001 and offered to the market for the first time since new by its original owner. Occupying a peaceful position within a desirable development of similar properties, this impressive residence provides spacious and versatile accommodation ideally suited to modern family living. Originally designed as a four-bedroom home, the current layout offers three generous double bedrooms, with reinstatement to the original four-bedroom configuration requiring only the installation of an internal wall and doorway. The well-planned accommodation with karndeen flooring to the ground floor briefly comprises of an inviting entrance hallway, a convenient ground-floor cloakroom/WC, and a spacious lounge centred around a feature gas fire. A separate dining room, perfect for both everyday family meals and entertaining, opens into a uPVC conservatory overlooking the rear garden. The modern fitted kitchen is equipped with a range of integrated appliances and provides access to a practical utility room and the integral garage. To the first floor, there are three excellent double bedrooms, including a generous principal bedroom with en-suite facilities, together with a luxurious family bathroom. Externally, the property benefits from attractive, low-maintenance gardens to both the front and rear, offering ample space for outdoor relaxation and entertaining. Situated on the edge of Barrow town, the property enjoys a pleasant semi-rural atmosphere while remaining conveniently close to a wide range of local amenities. Shopping facilities, including Tesco Metro, are within easy reach, as is Roose Railway Station. Popular local venues such as The Ship, Crofters and Roose Conservative Club are also nearby. Families will particularly appreciate the property's position within the catchment area of the highly regarded Roose Primary School and Yarlside Academy. Further benefits include gas central heating system, double glazing throughout, and an enviable combination of privacy, convenience, and flexibility, making this an outstanding family home in a sought-after location.

Accessed through a PVC door into:

#### **ENTRANCE HALLWAY**

Understairs storage, radiator and modern contemporary décor. Provides access to the lounge, kitchen and cloaks/WC, plus stairs to the first floor.

#### **CLOAKS/WC**

Modern two-piece suite comprising of WC and wash hand basin, frosted glazed window to the front, splashback tiling and radiator.

#### **LOUNGE**

*14' 6" x 10' 6" (4.42m x 3.2m)*

Coal effect living flame gas fire with brass trim, and stone effect surround. Double glazed bow window to the front and radiator.

#### **DINING ROOM**

*12' 1" x 10' 6" (3.68m x 3.2m)*

Space for dining table, radiator and feature archway to kitchen. Open to:

#### **UPVC CONSERVATORY**

*14' 7" x 11' 0" (4.44m x 3.35m)*

Double glazed windows to the rear garden, radiator and uPVC French style double glazed double doors to the rear garden.

#### **KITCHEN**

*8' 9" x 16' 10" (2.67m x 5.13m)*

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating single drainer sink with mixer tap and splash back tiling. Electric cooker point, dishwasher, two radiators and two double glazed windows to the rear. Door to:

#### **UTILITY ROOM**

Wall unit, plumbing for a washing machine, radiator and space for a fridge and freezer. External door to side and integral door to:

#### **GARAGE**

*16' 1" x 8' 7" (4.9m x 2.62m)*

Up'n'over door, wall mounted combination boiler for the heating and hot water systems, plus light and power points.

#### **FIRST FLOOR LANDING**

Storage cupboard, access to all upper rooms and en-suite facility to master bedroom.

#### **MASTER BEDROOM**

*27' 4" x 10' 6" (8.33m x 3.2m) max*

Was originally two bedrooms and has dual aspect double glazed windows to the front and two radiators. Door to:

### EN-SUITE

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle, plus a double glazed window to the front.

### BEDROOM

10' 7" x 9' 1" (3.23m x 2.77m) max

L-shaped room with double glazed window to the rear and a radiator.

### BEDROOM

15' 0" x 8' 2" (4.57m x 2.49m)

Double glazed window to the front and radiator.

### BATHROOM

Luxury three-piece suite comprising of a WC, wash hand vanity basin and bath. Radiator, tiling and double glazed window to the rear.

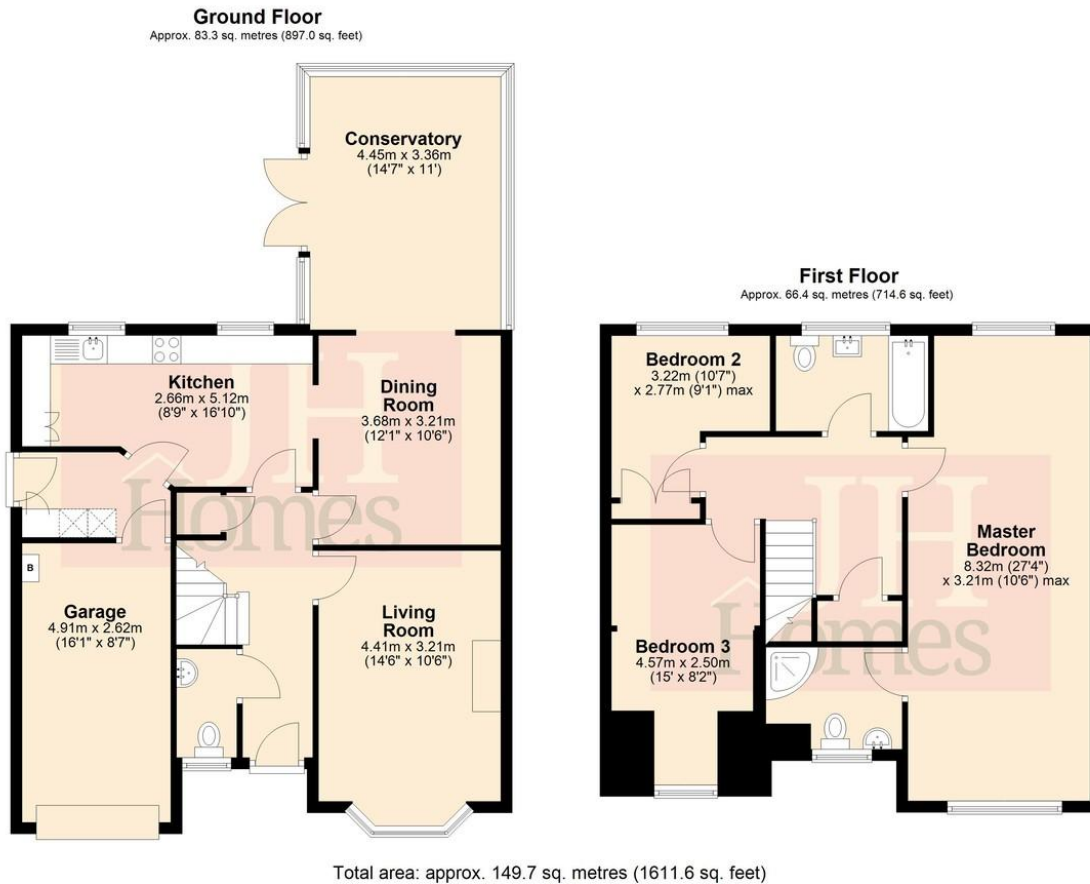
### EXTERIOR

Ample driveway / low maintenance garden with access to front entrance door, garage and two side aspect accesses to rear garden, which is block paved and enclosed for privacy considerations.



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**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: E  
 LOCAL AUTHORITY: Westmorland and Furness Council  
 SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

On entering Barrow via Abbey Road from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, past Tesco Metro and turn right into Riverside Gardens. Follow the road round and number the property is on your left-hand side.  
 It can also be found by using the following "What Three Words": <https://w3w.co/draw.mash.rabble>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

