



## 15 Poplar Bank

Barrow-In-Furness, LA13 0RB

Offers In The Region Of £340,000



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*This well-presented three-bedroom detached bungalow is set in a popular cul-de-sac location and is ideal for a wide range of buyers. The home offers modern, neutral décor throughout, creating a bright and welcoming living space. Outside, the property benefits from off-road parking, a detached garage, and a private garden, making it perfect for those seeking comfort, convenience, and a peaceful residential setting.*

As you approach the property, you'll find off-road parking and a lawned area leading to the front door. Upon entering, you step into an entrance hall that provides access to the dining room. Tastefully decorated and fitted with wood-effect flooring, the dining room is a versatile space featuring coving and access to both the kitchen and hallway.

The kitchen is fitted with dove-grey, gloss, handleless wall and base units paired with white speckled work surfaces. Integrated appliances include a single oven, microwave, dishwasher and fridge-freezer. A door also leads out to the side garden.

From the hallway, you can access the bathroom and three bedrooms. The brand new bathroom features a three-piece suite comprising a bath with over-bath shower attachment, WC, and vanity sink.

The master bedroom is currently being used as a lounge. It is a spacious, light, and airy room with neutral décor, coving, carpeting, a bio-fuel fire, and patio doors opening onto the beneficial wooden extension, used as a gym then leading to rear garden. The remaining two bedrooms are both well-sized and neutrally decorated, each fitted with carpeting and coving.

To the rear of the property is a generous, private garden featuring a well-maintained lawn, a versatile patio area ideal for outdoor dining or relaxation, and the added benefit of a detached garage. Offering both space and seclusion, it's a perfect setting for enjoying the outdoors in comfort and privacy.

### Dining Room

10'4" x 18'4" (3.17 x 5.60)

### Kitchen

7'9" x 10'8" (2.37 x 3.26)

### Bedroom One

17'8" x 14'11" (5.40 x 4.56)

### Bedroom Two

9'6" x 11'8" (2.92 x 3.58)

### Bedroom Three

5'7" x 8'7" (1.71 x 2.64)

### Bathroom

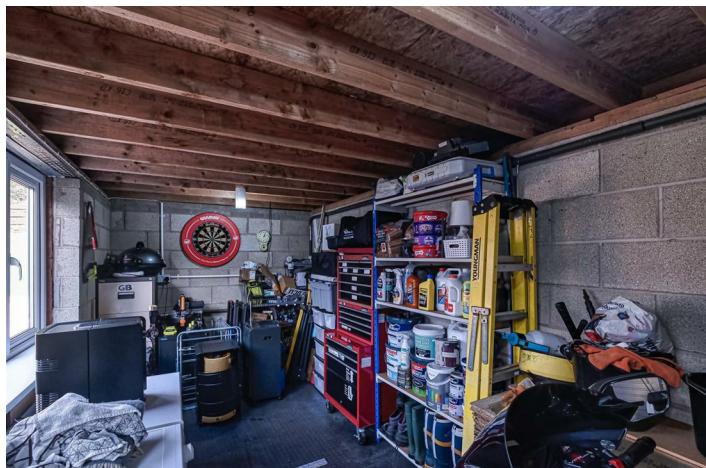
5'4" x 6'10" (1.65 x 2.10)

### Detached Garage

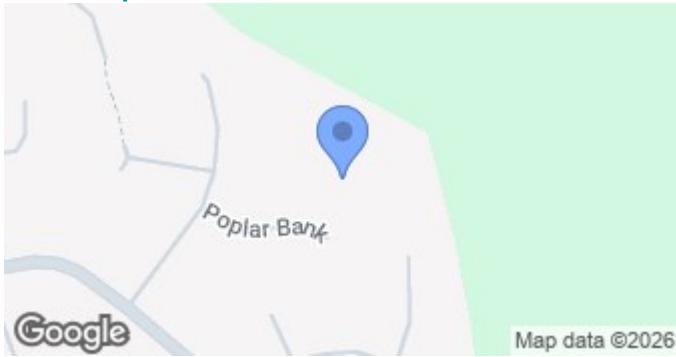
7'10" x 19'4" (2.39 x 5.91)



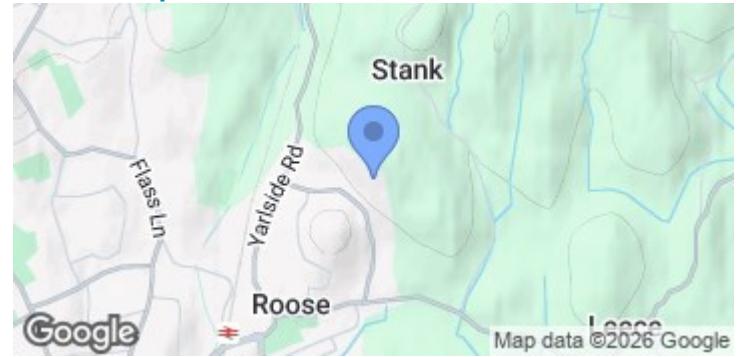
- Ideal for a Range of Buyers
- Tasteful Decor Throughout
  - Off Road Parking
  - Gas Central Heating
- Popular Location
- Detached Garage
- Brand New Bathrooom
- Council Tax Band - C



## Road Map



## Terrain Map



## Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	