

33 TRINITY TERRACE, ROA ISLAND, BARROW-IN-FURNESS, LA13 0QG

£180,000

FEATURES

- Highly Rare Purchase Opportunity
- Coastal Property With Some Fine Views
- Gas CH System & UPVC DG
- Hallway & Lounge With Media Wall
- Dining Room & Superb Modern Kitchen
- Sun Room & Rear Courtyard With Composite Decking
- Two Double Bedrooms
- Luxury Bathroom
- Suitable For A Variety Of Buyers
- Early Inspection Advised

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Truly rare opportunity to acquire a beautifully presented coastal home in the highly sought-after village of Roa Island, enjoying breathtaking sea views from both the front and rear elevations. Occupying a prime position within one of the Furness Peninsula's most desirable coastal locations, this impressive forecourted mid-terrace property combines character, contemporary styling and an enviable lifestyle setting. With uninterrupted coastal vistas, peaceful surroundings and easy access to both the bustling market town of Ulverston and the wide range of amenities available in Barrow-in-Furness, this exceptional home will appeal to owner occupiers, second-home buyers and investors alike. Beautifully maintained and tastefully improved by the current owners, the property offers deceptively spacious accommodation arranged over two floors. Comprising of hall, lounge featuring a contemporary media wall with inset electric fire, dining room, modern fitted kitchen and sun room overlooking the rear garden to the ground floor with two generous double bedrooms and family bathroom to the first floor. Externally, the property is equally impressive with a beautiful front forecourt providing an attractive first impression, while to the rear offers a private, low-maintenance courtyard garden featuring quality artificial lawn and an elevated composite decked seating area-an ideal space for outdoor dining, entertaining or simply unwinding after a day by the coast. Complete with uPVC double glazing and gas central heating system this outstanding home offers an increasingly rare opportunity to purchase within the picturesque village of Roa Island. Combining spacious accommodation, stylish presentation and spectacular coastal scenery, this is a property that simply must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

Entered through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

HALL

Door to dining room and stairs to first floor.

LOUNGE

10' 10" x 10' 5" (3.3m x 3.18m)

Media wall with electric fire and space for flat screen TV, radiator and uPVC double glazed window to front. Open to:

DINING ROOM

11' 11" x 10' 7" (3.63m x 3.23m)

Coal effect living flame, gas fire with marble effect back and plinth light oak surround, uPVC double glazed window to rear and door to:

KITCHEN

10' 1" x 7' 10" (3.07m x 2.39m)

Fitted with an extensive range of quality two-tone shaker-style base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap and elegant glass splashbacks. Integrated electric oven and hob with cooker hood over and upright fridge. Under cabinet lighting, under stairs storage cupboard and PVC door with glazed inserts to:

SUN ROOM

9' 0" x 5' 3" (2.74m x 1.6m)

Space and plumbing for washing machine and PVC external door with matching side panel to rear courtyard.

FIRST FLOOR LANDING

Spacious landing with access to two bedrooms and bathroom and storage cupboard.

BEDROOM

11' 3" x 14' 2" (3.43m x 4.32m)

Full width, double bedroom with radiator and uPVC double glazed window to front with views of Piel Channel.

BEDROOM

11' 10" x 8' 4" (3.61m x 2.54m)

Further smaller double with uPVC double glazed window to rear with views of Morecambe Bay, cast iron feature, fireplace and radiator.

BATHROOM

Modern three piece suite comprising of low level, dual flush WC, pedestal wash hand basin and bath with rain shower over. Tiling to walls, storage cupboard, radiator and opaque uPVC double glazed window.

EXTERIOR

Beautiful forecourt provides an attractive first impression, while to the rear is a private, low-maintenance courtyard garden featuring quality artificial lawn and elevated composite decked seating area. Gated access to rear service lane.

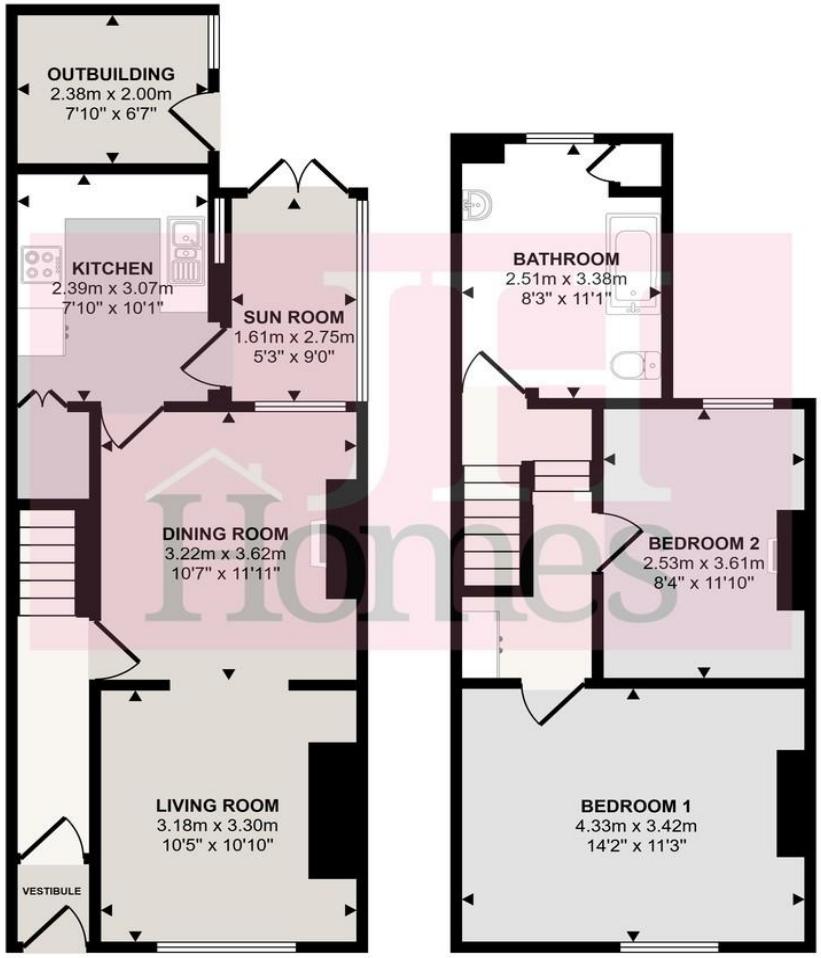








Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 49 sq m / 523 sq ft

First Floor
Approx 40 sq m / 432 sq ft

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.

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GENERAL INFORMATION

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

DIRECTIONS:

Proceeding out of Ulverston along the Coast Road, continue past Bardsea, Baycliff and then Aldingham heading passed Newbiggin towards Rampside. Turn left at the roundabout into Rampside and continue past The Clarkes Arms and The Concle and onto Roa Island Road. You the approach Trinity Terrace is on your left-hand side. The property can be found by using the following ''What Three Words'':https://w3w.co/upward.cornering.mills

EPC TO FOLLOW

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.