



## 8 Biggar Bank Road

Barrow-In-Furness, LA14 3YF

Reduced To £310,000





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***Enjoy breath-taking sea views from this spacious three bedroom detached bungalow, offering fantastic potential to update. Situated in a sought-after coastal location, the property features generous living space, a detached garage, and a sizeable plot ideal for reimagining. Recently reduced in price, this is a rare opportunity to create your dream home by the sea – whether as a permanent residence, holiday home, or investment.***

Upon entering this property, you arrive into the sun room which is of generous size, where you can truly enjoy the stunning sea views. You then head through to the hallway which gives you access to all the rooms. The spacious lounge sits to the front aspect of the property, boasting windows to the front and the side of the property offering plenty of light, with an electric fire to the centre, and has been decorated with carpeting and decorative wallpaper. To the rear of the property, you will find the kitchen which has been decorated with a vinyl tiled flooring, featuring a gas fire, and has been fitted with a good range of wood effect wall and base units with a breakfast bar and granite effect work surfaces, with integrated appliances such as an oven and microwave, and ample space for free standing appliances, as well as space for a dining table.

There are two double bedrooms, both of which are carpeted and decorated with neutral walls. The third bedroom is also of good size and is carpeted with neutral walls. The three piece bathroom suite comprises of a bath with shower attachment, a pedestal sink and a WC, with white tiled walls and a vinyl tile flooring.

Externally, the property benefits from a drive way leading to a detached garage, offering ample space for parking or storage needs, and a lawned garden to the front which overlooks the sea.

## Lounge

16'3" x 11'7" (4.97 x 3.55)

## Kitchen

14'11" x 9'9" (4.57 x 2.99 )

## Bedroom One

11'3" x 11'8" (3.44 x 3.56 )

## Bedroom Two

10'3" x 8'8" (3.13 x 2.65 )

## Bedroom Three

7'4" x 6'9" (2.24 x 2.08 )

## Bathroom

5'9" x 6'5" (1.76 x 1.97 )

## Garage

9'4" x 16'4", 42'7" (2.85 x 5.13 )

## Storage Shed

11'5" x 7'1" (3.50 x 2.16 )



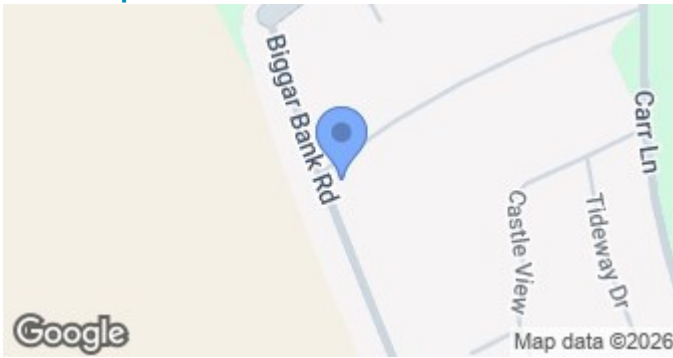
- No Onward Chain
  - Sea Views
- Off Road Parking
- Garden To Front
- Double Glazing

- Detached Bungalow
- Sought After Location
  - Detached Garage
  - Gas Central Heating
  - Council Tax Band - D





## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

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

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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not energy efficient - higher running costs		
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