

FREEHOLD



# 1 TROY GARDENS, BARROW-IN-FURNESS, LA13 9NE

## £260,000

### FEATURES

Well Presented Semi-Detached Bungalow

Quiet Cul-De-Sac Location

Realistic Asking Price - Early Inspection Advised

Lounge & Extended Kitchen/Dining Room

Sitting Room, Bedroom One & Bathroom

Room In Roof - Two Bedrooms & Shower Room

Low Maintenance Gardens To Front & Rear

Gas CH System & uPVC DG

Suitable For A Variety Of Buyers

No-Chain Involved



Off Road Parking



This is a rare opportunity to acquire a generously proportioned and extended semi-detached bungalow, occupying a pleasant cul-de-sac position and offered to the market at a realistic asking price. Offering deceptively spacious accommodation, ample outdoor space and a highly convenient location, this delightful home is sure to appeal to a wide range of buyers. Early internal inspection is strongly recommended to fully appreciate the size, versatility and excellent potential this property has to offer. The property benefits from UPVC double glazing and a gas central heating system throughout, with well-planned accommodation comprising of an entrance vestibule, a welcoming lounge, additional sitting room, and an impressive extended fitted kitchen/dining room, creating a superb space for everyday family life and entertaining alike. The kitchen and sitting room enjoy direct access to the attractive rear garden. Also to the ground floor are a generous principal bedroom and a well-appointed family bathroom. To the first floor, the converted roof space provides two further well-proportioned bedrooms together with a modern family shower room, offering flexible accommodation ideal for growing families, guests or those working from home. Externally, the property boasts low-maintenance gardens to both the front and rear, with the rear garden providing an excellent space for relaxing or outdoor entertaining. A driveway to the front offers off-road parking. Perfectly positioned within a quiet cul-de-sac just off Athens Drive, the property enjoys easy access to a wide range of local amenities, including two Co-op convenience stores, well-regarded schools, Barrow Sixth Form College and Furness General Hospital. For those who enjoy the outdoors, the picturesque Abbey Valley Walk is just a short stroll away, providing beautiful green space right on the doorstep. Combining spacious accommodation, a sought-after location and excellent value for money, this is a fantastic and increasingly rare opportunity to purchase a substantial bungalow in a highly desirable residential setting. Early viewing is highly recommended to avoid disappointment.

Accessed through a PVC door into:

laminated flooring and a PVC external door with matching side panel to the side.

#### **BEDROOM**

*13' 2" x 10' 9" (4.01m x 3.28m) max*

UPVC double glazed window to the rear.

#### **ENTRANCE VESTIBULE**

Entrance door, door to the lounge, wood laminate flooring flowing to and door to:

#### **LOUNGE**

*17' 0" x 10' 0" (5.18m x 3.05m)*

Coal effect living flame gas fire with chrome trim and marble effect surround, radiator and uPVC double glazed bow window to the front. Door to:

#### **BATHROOM**

Modern three-piece suite comprising of WC, wash hand basin and bath with shower above. Tiling, radiator and uPVC frosted glazed window to the side.

#### **KITCHEN/DINING ROOM**

*14' 10" x 15' 1" (4.52m x 4.6m)*

Fitted with a good range of base and wall units in a high gloss white shaker style, wooden worktops, pastel shaded recess tiling and stainless steel sink with mixer tap. Electric undercounter double oven, dishwasher, extractor hood, gas hob, radiator and space for a fridge/freezer. Complete with two uPVC double glazed windows to the front, part wood

#### **REAR VESTIBULE**

Storage cupboard, radiator, access to bedroom, sitting room and bathroom.

#### **SITTING ROOM**

*8' 3" x 9' 5" (2.51m x 2.87m)*

Wood laminate flooring, radiator and uPVC double glazed sliding patio doors to the rear garden.

Staircase to:

## FIRST FLOOR LANDING

Doors to all upper rooms and uPVC double glazed window to the side.

## BEDROOM

15' 0" x 10' 10" (4.57m x 3.3m)

Radiator, roof window to the rear and eaves storage space.

## BEDROOM

9' 1" x 6' 6" (2.77m x 1.98m)

Eaves storage space and roof window to the rear.

## SHOWER ROOM

Three-piece suite comprising of WC, wash hand vanity basin and shower cubicle. Tiling to the shower walls and sink, tiled flooring, heated towel rail and wall mounted combination boiler for the heating and hot water system.

## EXTERIOR

Low maintenance garden/off-road parking to the front with access to the entrance door and side. Low maintenance rear garden with side courtyard and storage shed.



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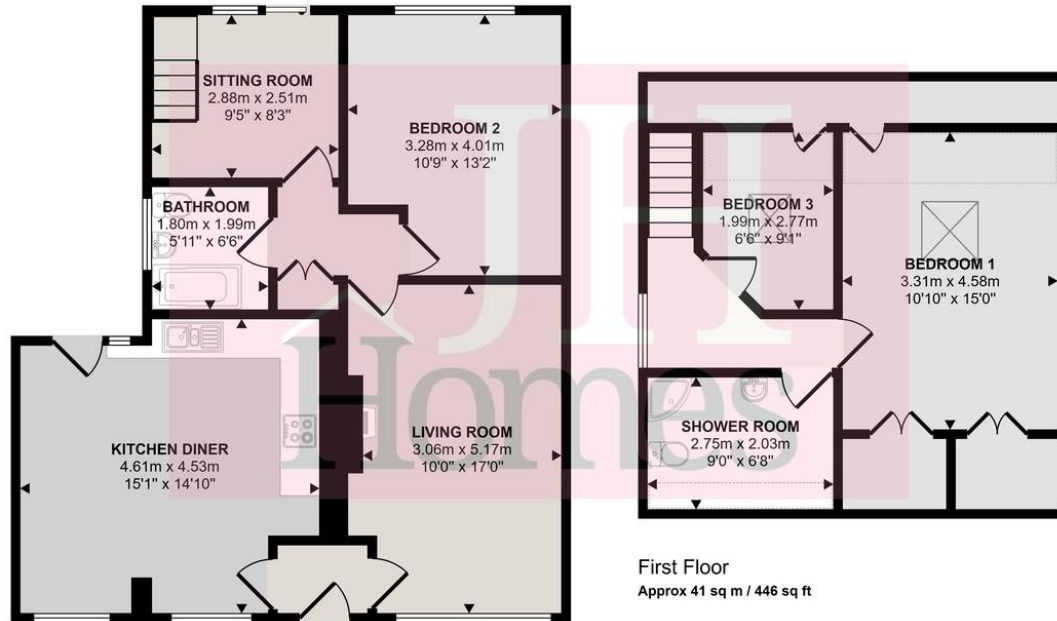
**GENERAL INFORMATION**

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

**DIRECTIONS:**

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Before The Strawberry traffic lights turn left into Valley Drive and follow the road to the T-junction with Athens Drive. Turn right and take your first right into Troy Gardens. The property can be found by using the following "What Three Words":  
<https://w3w.co/junior.than.blend>

Approx Gross Internal Area  
109 sq m / 1169 sq ft



Ground Floor  
Approx 67 sq m / 724 sq ft

First Floor  
Approx 41 sq m / 446 sq ft

Denotes head height below 1.5m

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	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.

