

FREEHOLD



27 LORNE ROAD, BARROW-IN-FURNESS, LA13 9BP

£140,000

FEATURES

- | | |
|---|------------------------------|
| Superior Forecourted Terrace | Dining Room, Fitted Kitchen |
| Highly Popular Location | Two Double Bedrooms |
| Gas CH & uPVC DG | Luxury Bathroom (Four-Piece) |
| Lovingly Maintained By Current Owner | Delightful Yard To Rear |
| Hallway, Living Room With Multi Fuel Fire | Early Viewing Recommended |



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2



On Road
Parking



Lovingly cared for by the current owner, this charming period property has been well maintained while retaining a wealth of original features, including a stunning fireplace which provides an attractive focal point. Offering a blend of traditional character and modern practicality, the property is well suited to first-time buyers and young families. A welcoming entrance hallway leads to the principal living accommodation and staircase to the first floor. The bright and spacious family living room features a large front-facing bay window, providing plenty of natural light and valuable additional floor space, together with a multi-fuel fire creating a cosy focal point. To the rear is a well-proportioned dining room, with adjoining kitchen providing practical additional accommodation. To the first floor are two generous double bedrooms, including an impressive full-width master bedroom to the front, along with a superb four-piece family bathroom. Further benefits include gas central heating and uPVC double glazing throughout. Overall, a spacious and characterful period home combining original features with practical modern living, deserving of an internal viewing to fully appreciate what is on offer.

HALLWAY

Entrance door, with door to the dining room and staircase leading to the first floor.

LOUNGE

11' 5" x 10' 3" (3.48m x 3.12m)

Featuring an impressive fireplace with multi-fuel fire.. Ample front-facing bay window fills the room with natural light and provides additional floor space, while the feature wall adds character. Generous layout offers ample space for seating and entertaining, with a pleasant outlook towards the front.

DINING ROOM

12' 6" x 10' 3" (3.81m x 3.12m)

Spacious dining room with patterned wallpaper to the feature wall. French doors provide access to the rear yard and bring in natural light. Ample space for a dining table and chairs, with an opening to the lounge.

KITCHEN

10' 11" x 6' 8" (3.33m x 2.03m)

Fitted with a good range of blue wall and base units, complemented by contrasting wood-effect work surfaces. The layout provides a good amount of storage and preparation space, with an inset sink beneath the rear window and space for a range of appliances, including a cooker, washing machine and fridge/freezer. Benefits from plenty of natural light from the windows, while the tiled flooring and part-tiled walls provide a practical finish. Wall-mounted boiler positioned above the worktop, well-equipped and functional kitchen with plenty of cupboard and worktop space for everyday use.

LANDING

Doors to two bedrooms and Bathroom.

LOFT

Boarded loft features a Velux window and is currently used as a home office.

BEDROOM

11' 6" x 13' 3" (3.51m x 4.04m)

Plenty of space for a double bed and additional bedroom furniture, with a window providing good natural light.

BEDROOM

16' 6" x 8' 6" (5.03m x 2.59m)

Provides ample space for a double bed together with additional furniture and benefits from an ample window allowing plenty of natural light.

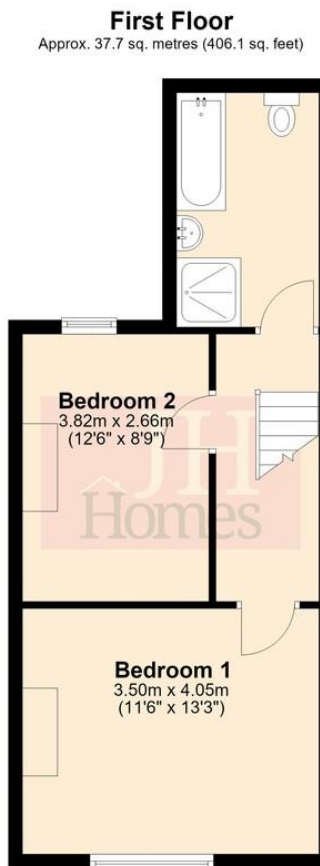
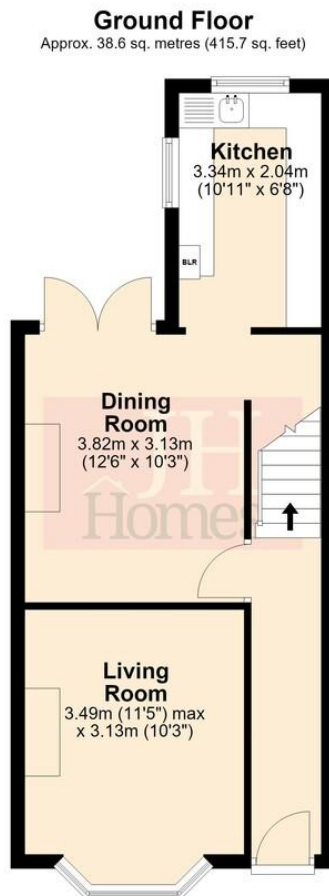
BATHROOM

Fitted with a four-piece suite comprising panelled bath, separate shower enclosure, wash hand basin and WC, with tiled walls around the bath and tiled flooring. Fitted furniture provides useful storage.

EXTIRIOR

Approached via an enclosed front forecourt with planted borders, low brick wall and gate, providing privacy. To the rear is a generous, enclosed courtyard garden, mainly paved for easy maintenance, with a timber pergola providing a covered seating area.





Total area: approx. 76.4 sq. metres (821.8 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Barrow in Furness Borough Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Entering Barrow from Dalton via Abbey Road, continue through two sets of traffic lights and a pelican crossing and after Barrow Park, turn left into Park Avenue. After the park turn left into Lorne Road and follow the road and number 27 is on your right hand side. The property can be found by using the following "What Three Words": <https://w3w.co/cover.spoon.limes>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 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.

