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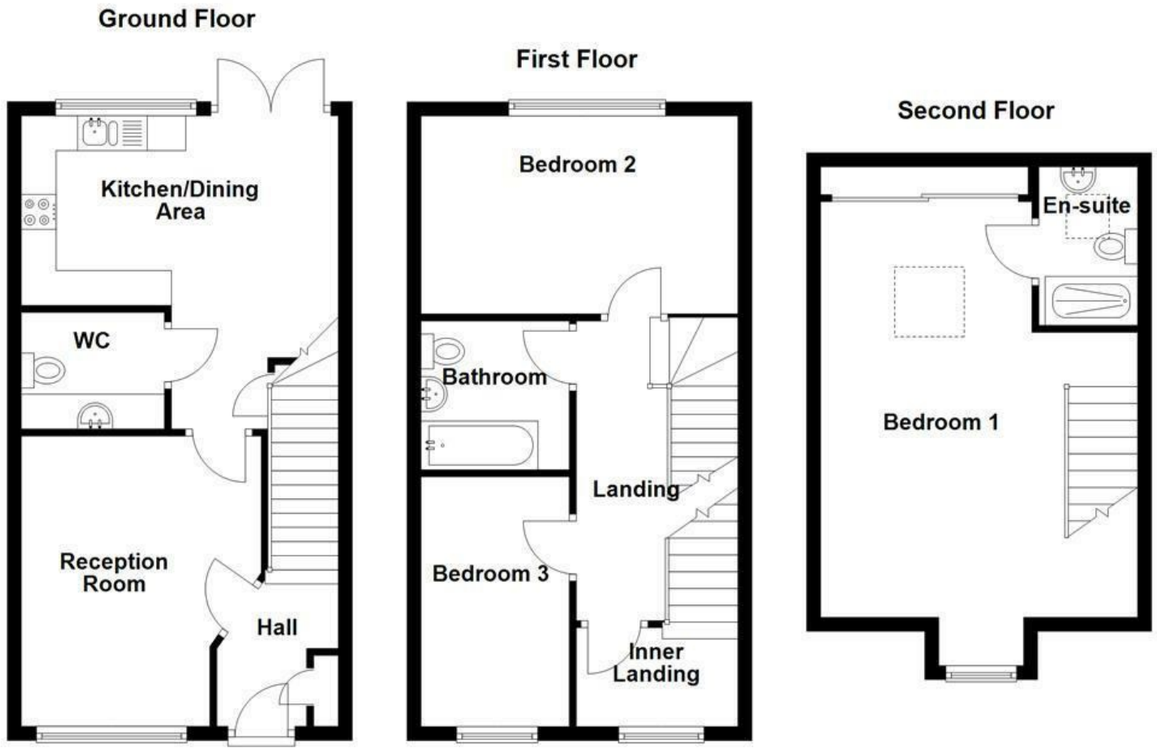

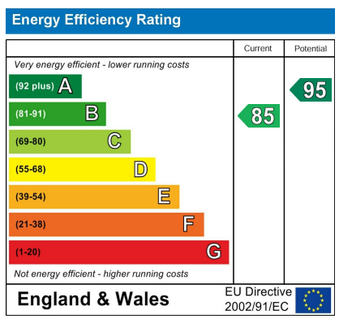

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Wayfaring Road, Barrow, BB7 9GE

£315,000

STUNNING THREE-BEDROOM HOME IN BARROW NOT TO BE MISSED

Located on Wayfaring Road in the charming town of Barrow, this delightful new build house offers a perfect blend of modern living and comfort. Spanning an impressive 1,109 square feet, with split level heating, the property was completed in 2022 and is designed to meet the needs of contemporary families.

Upon entering the entrance hall, you are then welcomed into a well proportioned living room that provides an inviting space for relaxation and entertainment. The well-equipped kitchen and dining room is a highlight of the home, featuring ample space for family meals and gatherings. This area overlooks the rear enclosed landscaped garden. Additionally, a convenient downstairs Utility with WC enhances the practicality of the layout.

The first floor boasts two well-proportioned bedrooms, each bathed in natural light, creating a warm and airy atmosphere. These rooms are perfect for family members or guests, complemented by a well-appointed bathroom that serves the mid level.

Ascending to the second floor, you will find the master bedroom, a true sanctuary complete with an ensuite shower room. This private space offers a peaceful retreat, ideal for unwinding after

Wayfaring Road, Barrow, BB7 9GE

£315,000

3 2 1 B

- Tenure Freehold
- Off Road Parking With Drive And EV Charging Point
- Ideal Family Home
- Easy Access To Major Commuter Routes
- Council Tax Band D
- Three Generously Sized Bedrooms
- Sought After Location
- EPC Rating B
- Fitted Kitchen/Dining Area
- Landscaped Garden

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

7'11 x 5'7 (2.41m x 1.70m)

Central heating radiator, smoke alarm, fuse box, door to reception room and stairs to first floor.

Reception Room

13'8 x 10'6 (4.17m x 3.20m)

UPVC double glazed window, central heating radiator, wood panel elevation and door to kitchen.

Kitchen/Dining Area

13'10 x 8'10 (4.22m x 2.69m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, integrated oven and microwave, integrated four ring gas hob, extractor fan, integrated fridge freezer and dishwasher, wood panel elevation, spotlights, wood effect laminate flooring, doors to under stairs storage and WC, UPVC double glazed French doors to rear.

Utility / WC

6'10 x 5'6 (2.08m x 1.68m)

Central heating radiator, Integral Washer/Dryer, dual flush WC, base level units and shelves, vanity top wash basin with mixer tap, extractor fan, spotlights and wood effect laminate flooring.

First Floor

Landing

14'2 x 6'8 (4.32m x 2.03m)

Central heating radiator, smoke alarm, doors to bedroom two, bedroom three, bathroom and inner landing.

Bedroom Two

13'11 x 9'3 (4.24m x 2.82m)

UPVC double glazed window, central heating radiator, wood panel elevation and integrated storage.

Bedroom Three

11'9 x 6'11 (3.58m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

7'1 x 6'10 (2.16m x 2.08m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed shower, part tiled elevation, spotlights and tiled effect laminate flooring.

Inner Landing

6'9 x 4'8 (2.06m x 1.42m)

UPVC double glazed window, central heating radiator and stairs to second floor.

Second Floor

Bedroom One

21' x 13'9 (6.40m x 4.19m)

Velux window, UPVC double glazed window, full length fitted wardrobes, central heating radiator, wood panel elevation, integrated wardrobe and door to en suite.

En Suite

7'6 x 4'7 (2.29m x 1.40m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower, part tiled elevation, spotlights and tiled effect laminate flooring.

External

Rear

Enclosed laid to lawn garden, paving, bedding areas, gravel chippings and shed.

Front

Laid to lawn garden, bedding areas, tarmac drive and EV charging point.

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