



**POOLE
TOWNSEND**

Rating Lane, Barrow-In-Furness, Cumbria, LA13 9LG

£550,000

5 2 2



Located in a highly desirable residential setting within easy reach of local bus links, schools, a children's play area and Co-op, this outstanding home delivers superb space and versatility ideal for modern multi-generational living. Enjoying a private position behind a gated driveway and mature tree screening, the property features an impressive self-contained ground floor annexe with independent access, complemented by expansive main living accommodation including elegant reception rooms, a spacious kitchen-diner and five generous double bedrooms. The attractive gardens offer a wonderful blend of decking, lawn, cultivated beds and a delightful summerhouse, perfect for both entertaining and relaxation. Further benefits include gas central heating, double glazing and solar PV panels, creating a home that effortlessly combines comfort, efficiency and lifestyle appeal.

Location

What3Words///exile.newly.lined

Description

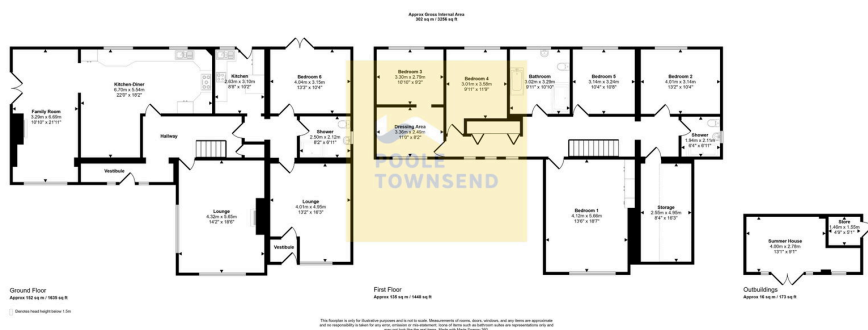
A Truly Exceptional Family Home with Self-Contained Annexe

Nestled within a highly desirable residential area, this outstanding property presents a rare and exciting opportunity to acquire a beautifully upgraded home offering exceptional flexibility for modern family living. Ideally positioned within easy reach of local bus services, well-regarded schools, a children's play area, and a Co-op convenience store, the location perfectly balances convenience with a peaceful community setting.

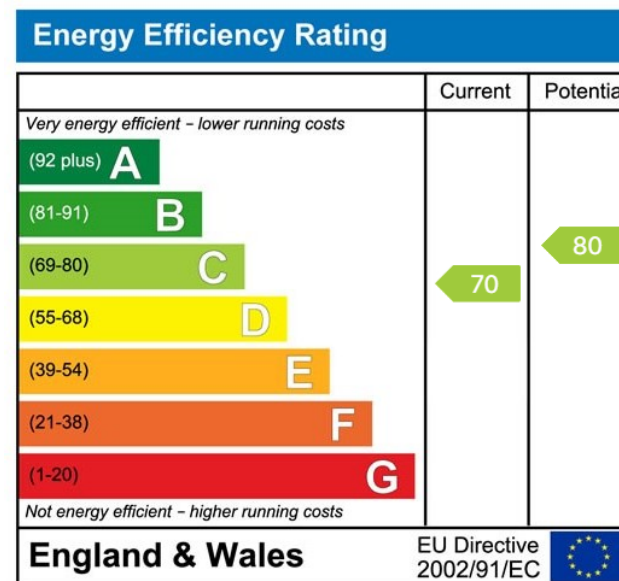
Set behind a gated driveway and framed by mature trees, the property enjoys a high degree of privacy and an impressive sense of arrival. Thoughtfully developed, the home now incorporates a self-contained ground floor annexe—perfect for accommodating a dependent family member of any age, guests, or even offering potential for independent living.

The annexe benefits from its own private entrance, as well as a connecting internal door to the main residence. Inside, you'll find a





- 5 Bed Detached House
- Situated In A Desirable Location
- Close To Local Amenities
- A Gated Driveway
- Double Glazing
- A Ground Floor Annexe
- Including Elegant Reception Rooms
- A Spacious Kitchen Diner Rooms
- 5 Generous Double Bedrooms
- The Garden Offering A Delightful Summerhouse



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