



## 28 Dowie Close

Barrow-In-Furness, LA13 0SZ

Asking Price £259,500



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*Seize the opportunity to make this delightful semi-detached property yours, featuring a garage and driveway, spacious rear garden and beautiful scenic views. Dowie Close is the perfect peaceful location, offering a warm and inviting atmosphere whilst still being close to local amenities and transport links. With three spacious bedrooms and two bathrooms, this property is ideal for growing families.*

Upon approach, you're greeted by a maintained front garden and a driveway that leads up to the garage, offering both charm and convenience. Stepping through the front door, you enter the main hallway, where wood laminate flooring flows into the lounge and conservatory. Immediately to the left is a neat and practical downstairs toilet, ideal for guests or busy family life. To the right, the kitchen features ample cupboard and worktop space, along with connections for all essential appliances — a perfect space for cooking and everyday dining.

Towards the rear of the home, the spacious lounge provides a welcoming and versatile living area. Natural light floods the room through the sliding doors that open into the conservatory, creating a bright and airy atmosphere. From the conservatory, double doors lead directly out into the garden, offering a smooth flow between indoor and outdoor living — ideal for entertaining or relaxing in the warmer months.

Heading upstairs, you'll find three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family members or guests. The family bathroom and connecting landing complete the first floor, providing all the essentials for modern living in a thoughtfully designed home.

#### Reception

13'9" x 16'6" (4.20 x 5.03 )

#### Kitchen

12'7" x 8'11" (3.85 x 2.74 )

#### Downstairs WC

5'9" x 3'3" (1.77 x 1.00 )

#### Conservatory

15'4" x 7'10" (4.68 x 2.41 )

#### Bedroom One

9'5" x 13'6" (2.88 x 4.13 )

#### Bedroom Two

9'8" x 12'7" (2.97 x 3.84 )

#### Bedroom Three

6'8" x 7'3" (2.05 x 2.21 )

#### Bathroom

6'4" x 5'10" (1.95 x 1.78 )



- Off Road Parking
- Peaceful Location
- Stunning Views
- Double Glazing

- Front and Rear Garden
- Close to Local Transport Links
  - EPC - C
  - Council Tax Band - C



## Road Map



## Terrain Map



## Floor Plan



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

| Environmental Impact (CO <sub>2</sub> ) Rating                        |             | Current                 | Potential |
|---|-------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions       | (92 plus) A |                         |           |
| (81-91)   | B           |                         |           |
| (69-80)   | C           |                         |           |
| (55-68)   | D           |                         |           |
| (39-54)   | E           |                         |           |
| (21-38)   | F           |                         |           |
| (1-20)  | G           |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |             |                         |           |
| England & Wales   |             | EU Directive 2002/91/EC |           |

| Energy Efficiency Rating                           |             | Current                 | Potential |
|--|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs        | (92 plus) A |                         |           |
| (81-91)  | B           |                         |           |
| (69-80)  | C           |                         |           |
| (55-68)  | D           |                         |           |
| (39-54)  | E           |                         |           |
| (21-38)  | F           |                         |           |
| (1-20)   | G           |                         |           |
| <i>Not energy efficient - higher running costs</i> |             |                         |           |
| England & Wales                                    |             | EU Directive 2002/91/EC |           |