

## 6 Riverside Gardens

Barrow-In-Furness, LA13 0DD

Offers In The Region Of £325,000



This beautifully presented two-bedroom bungalow is situated in a highly sought-after location and has been newly renovated to an exceptional standard throughout. The property features a stunning open-plan kitchen and living area, designed to create a bright, spacious, and modern heart of the home, ideal for both everyday living and entertaining. Both bedrooms are well-proportioned, and the high-quality finishes and attention to detail are evident in every room, resulting in a truly turn-key home. Externally, the property continues to impress with off-road parking, a garage providing additional storage or secure parking, and a well-maintained garden perfect for relaxing or hosting guests. An absolutely gorgeous home in a prime setting.





Approaching the property, you will find a good size low maintenance walled front garden which has been finished with slate chippings and a central flower bed. The block paved driveway provides ample parking and leads to the garage and front door.

Upon entering the bungalow there is a vestibule area which leads to the hallway. The hallway benefits from two build-in storage cupboards and has been fitted with white Oak effect LVT flooring, complimented by soft beige painted walls and matte black sockets and switches. These finished flow throughout the home to create a cohesive aesthetic. From the hallway you will find two bedrooms, wet room, WC and open plan living area.

The living room and kitchen are a sociable open plan space with the living area benefitting from a contemporary media wall with linear electric fireplace and recessed display shelving. The kitchen has been fitted with a good range of white traditional shaker style wall, base and larder units with feature central island with Oak accents. The sandstone effect worktops, Zellige tile backsplash and brushed gold hardware add sophistication to the appearance. The kitchen is well equipped with integrated appliances comprising a fridge-freezer, oven with grill, microwave, induction hob, full-size dishwasher, and wine cooler. The dining room is located off the kitchen with ample space for a dining set and casual seating area. French doors lead to the garden. The WC is finished in a modern design with Oak feature to the ceiling and wall. The suite comprises a contemporary close couple WC and angular free-standing basin with brushed gold wall mounted tap and heated towel rail. The room benefits from an Oak style wall mounted storage cupboard with display shelving.

The Master bedroom is of a good size with bay window and central media wall with linear electric fire and TV recess. The dressing area is a great advantage to the room with a range of white Oak style fitted wardrobes and space for a dressing table. The second bedroom also benefits from matching fitted wardrobes. The wet room has been fitted in a modern style with pale grey cladding and painted walls. The suite comprises a Mira electric shower, close couple WC, Oak style wall hung vanity unit with mirrored LED wall cabinet and fluted porcelain wash basin with Matte black tap and heated towel rail.

The utility room provides ample storage space with a good range of white traditional shaker style base cabinets with sandstone effect worktops and Travertine backsplash. There is space for a free-standing washing machine and vented tumble dryer. The garage/store can be accessed via the utility room and benefits from light and power with an up and over door to the driveway.

The rear garden is well proportioned and landscaped in a low maintenance manner with Indian sandstone patio, artificial lawn and raised sleeper beds lined with Conifers. The garden also benefits from a storage shed and 6 seater hot tub with Cedar pergola which can be included in the sale.

#### Living Room/Kitchen

20'4" x 13'9" max (6.22 x 4.20 max)

#### Dining Room

18'2" x 12'1" max / 7'4" min (5.54 x 3.70 max / 2.26 min)

#### WC

8'2" x 3'1" (2.49 x 0.96)

#### Utility Room

9'1" x 6'11" (2.77 x 2.13)

#### Master

#### Bedroom/Dressing Area

20'4" x 10'6" (6.20 x 3.21)

#### Bedroom Two

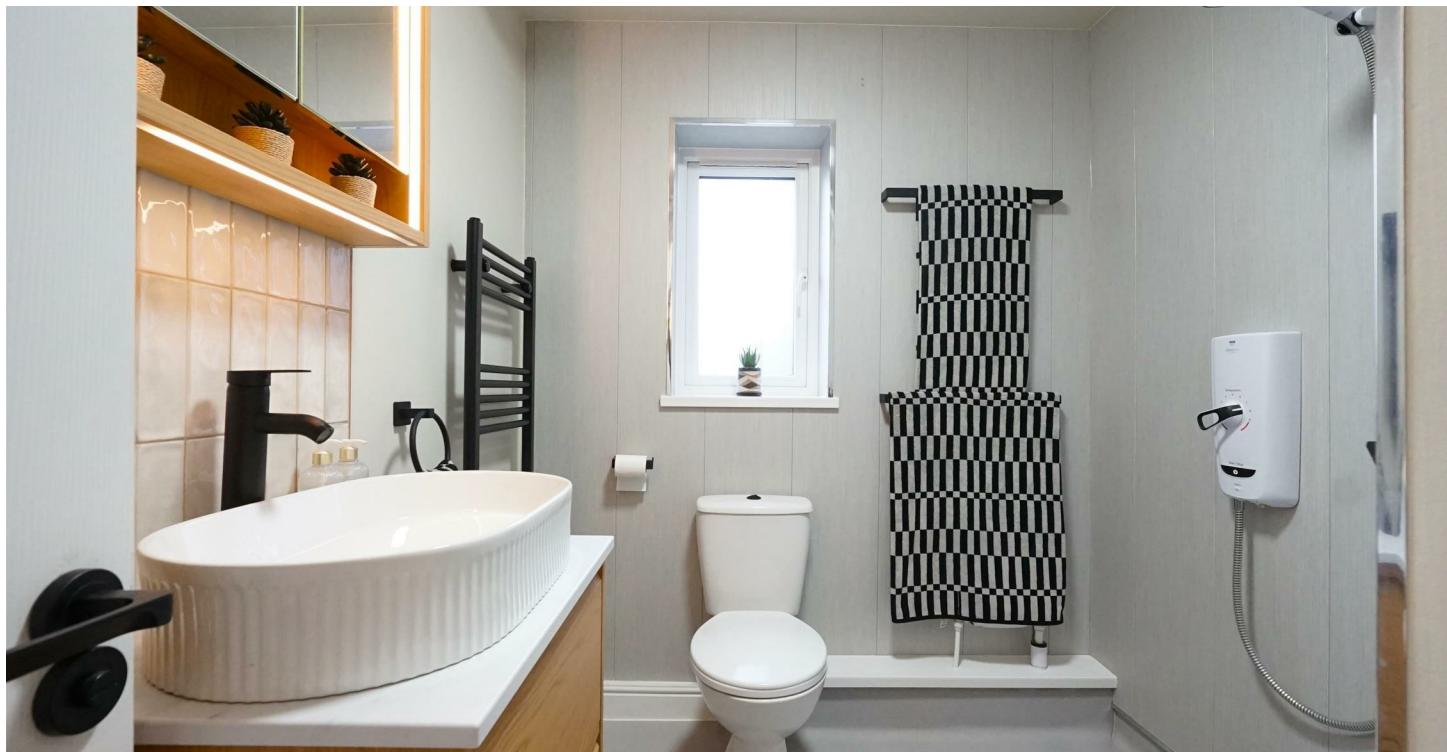
12'4" x 8'7" (3.76 x 2.62)

#### Wet Room

8'1" x 6'5" max (2.47 x 1.98 max)

#### Garage/Store

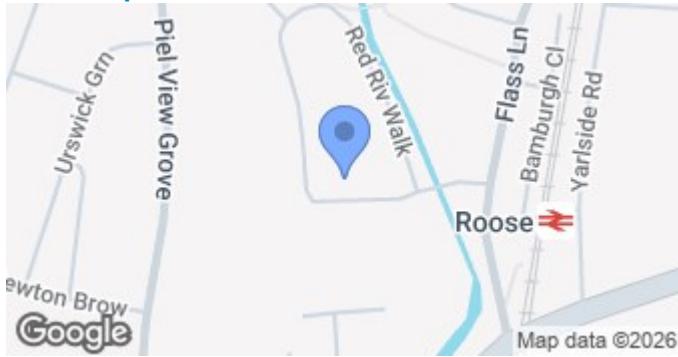
9'10" x 9'1" (3.00 x 2.77)



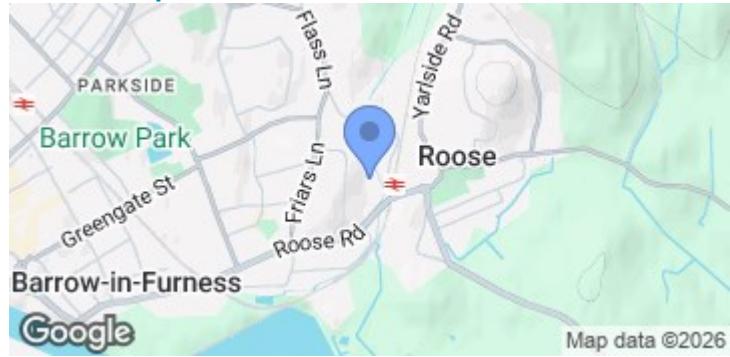
- Ideal for a Range of Buyers
- Stunning Decor Throughout
  - Close to Amenities
  - Off Road Parking
  - Double Glazing
- Sought-after Location
  - Open-plan Living
  - Garage & Garden
  - Gas Central Heating
  - Council Tax Band - D



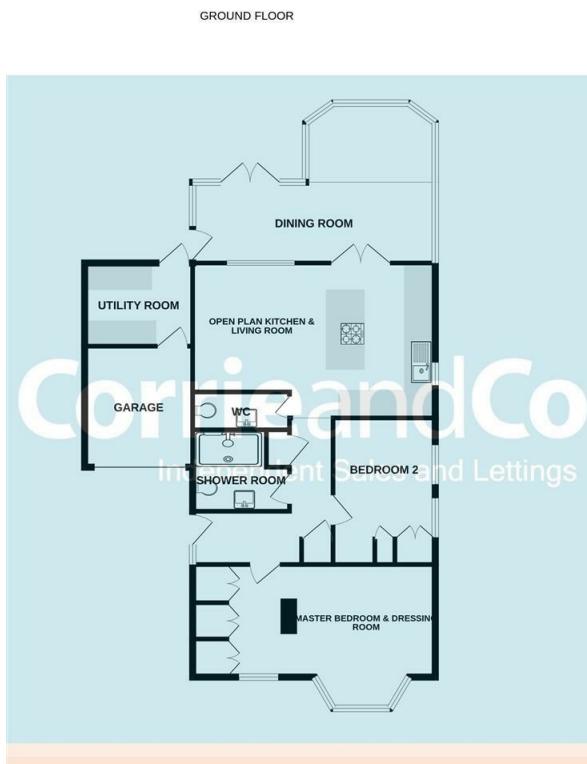
## Road Map



## Terrain Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Corrie and Co. Ltd. are not responsible for any inaccuracies in the floorplan. It is intended for guidance only and is not to be relied upon for planning or building purposes. It is not a plan for granted. Made with MyPropx 2020.

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

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