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INDEPENDENT SALES & LETTING AGENTS



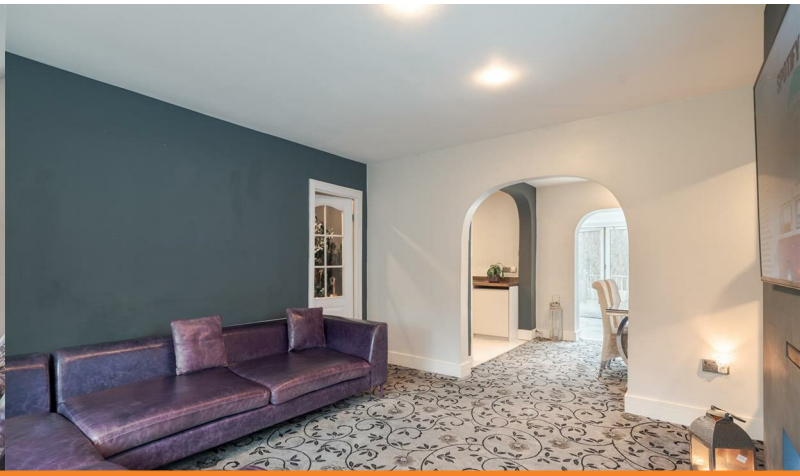
28 Lorne Road

Barrow-In-Furness, LA13 9BW

Offers In The Region Of £225,000

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28 Lorne Road

Barrow-In-Furness, LA13 9BW

Offers In The Region Of £225,000







A superb family home, ideally situated in a convenient and sought after location, offering generous living space and an appealing blend of practicality and style. The versatile accommodation makes this an ideal home for growing families or buyers seeking additional living space to suit modern lifestyles. The location is particularly appealing, with amenities and local schools nearby, alongside the beautiful Barrow Park, with the leisure centre, offering excellent opportunities for outdoor recreation, family activities and leisure pursuits. Externally, the property benefits from gardens to the front and rear as well as off road parking to the front, adding to its everyday convenience. Early viewings are strongly recommended.

Entering the property through the porch, you are welcomed into the entrance hall, with stairs leading to the first floor and access through to the main living accommodation.

The lounge is a generous reception space, featuring a bay window to the front which allows plenty of natural light to flow in. A stylish media wall incorporates a characterful electric fire with a living flame effect, creating an attractive focal point. There is ample room for a variety of furniture layouts, making this an ideal space for relaxing with family or entertaining guests.

Moving through the property, the kitchen is fitted with a modern range of light grey high gloss base and wall units, creating a contemporary finish. Integrated appliances include a fridge freezer, dishwasher, double oven and induction hob. The layout provides a practical space for everyday cooking, with the dining area conveniently positioned alongside. The dining room offers a dedicated setting for family meals and entertaining.

A particular highlight is the orangery to the rear, providing a valuable additional reception space and a wonderful connection with the garden. Featuring a glazed design, vaulted ceiling and doors opening outwards, this bright and inviting room is ideal for relaxing, enjoying the garden outlook or entertaining throughout the year.

The first floor landing provides access to three bedrooms and the family bathroom. The three bedrooms offer versatile accommodation, suitable for family living, guests or those requiring a home office. The modern family bathroom comprises a contemporary three piece suite, including a bath, wash basin and WC.

Externally, the property boasts a generous rear garden, offering a combination of chippings and a tiered decking area, ideal for outdoor seating and entertaining. Mature trees surround the garden, providing a pleasant sense of privacy and creating an attractive outdoor setting.

The property also benefits from a separate outbuilding incorporating a shed, offering useful additional storage space.

Porch
4'0" x 4'5" (1.24 x 1.36)

Lounge
13'0" x 13'6" max (3.97 x 4.14 max)

Kitchen
20'9" x 8'3" (6.33 x 2.52)

Orangery
10'4" x 8'3" (3.17 x 2.53)

Bedroom One
10'5" x 13'1" (3.19 x 3.99)

Bedroom Two
11'7" x 8'3" (3.55 x 2.53)

Bedroom Three
8'11" x 7'7" (2.72 x 2.33)

Bathroom
6'0" x 7'7" (1.84 x 2.32)



- Superb semi detached family home
- Gardens to the front and rear
- Orangery to the rear
- Gas central heating
- Convenient location close to amenities
- Off road parking for two cars
- Versatile and generous accommodation
- Council tax band - A









Road Map



Terrain Map



Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

