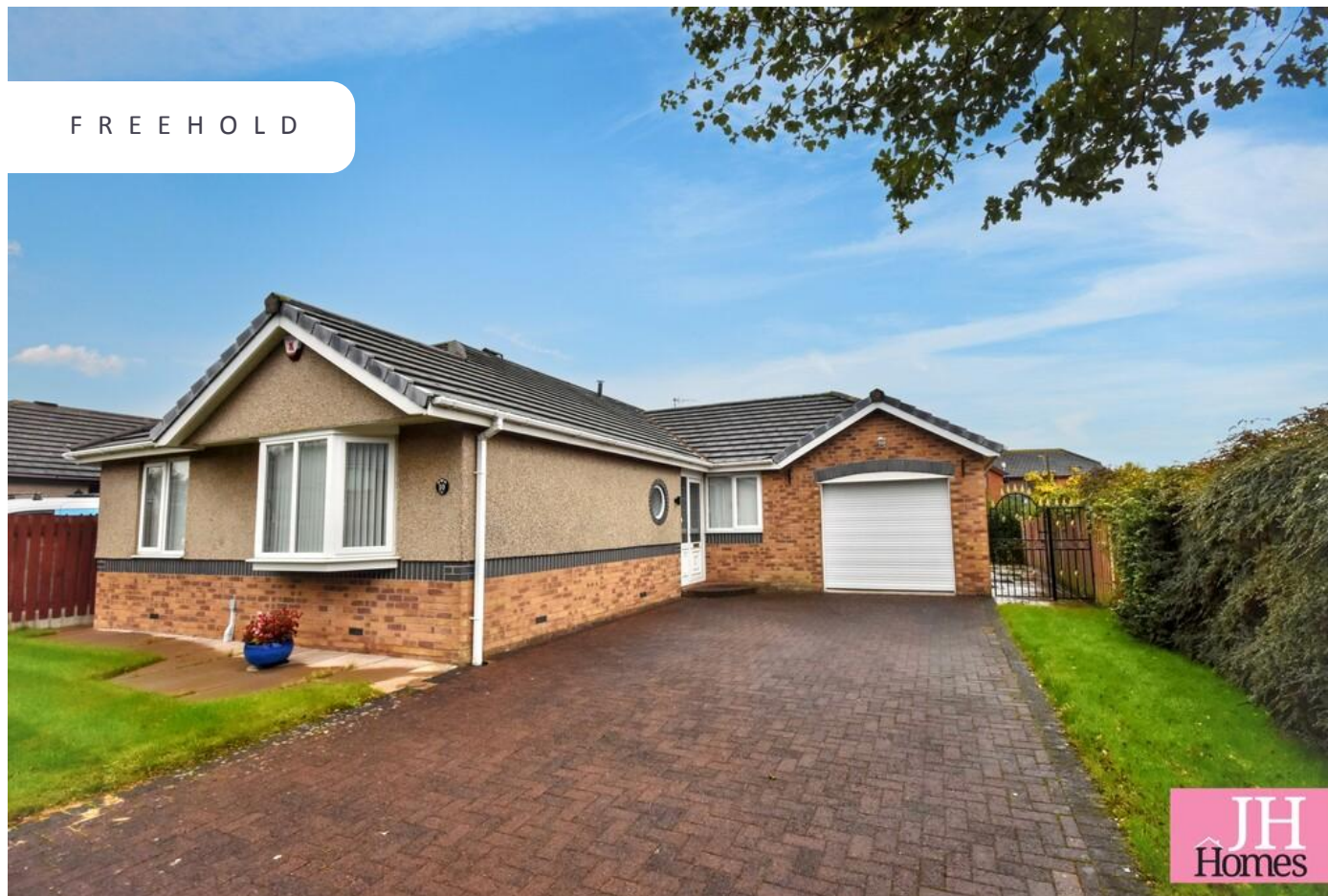


FREEHOLD



10 RIVERSIDE GARDENS, BARROW-IN-FURNESS, LA13 0DD

£340,000

FEATURES

Superior Detached
Bungalow

Family Sized
Accommodation On
Excellent Sized Plot

Ample Off Road Parking &
Attached Garage

Porch, Hallway & Lounge

Dining Room & Fitted
Kitchen

Three Double Bedrooms

En-Suite Master
Bedroom & Family
Bathroom

Superb, Well
Maintained Gardens

Gas CH System & UPVC
DG

Early Inspection Advised



Garage,
Off Road
Parking



Impressive three-bedroom detached family bungalow occupying a generous plot in this highly popular location, conveniently situated on the doorstep of Holbeck and Roose. Having been well maintained by the current owners since new, circa 1998, and benefits from uPVC double glazing and a gas-fired central heating system. Comprising of entrance porch, hallway, lounge with gas fire, dining room, fitted kitchen with integrated appliances and side access, three double bedrooms one of which benefiting from an en-suite facility and a family bathroom. Externally, the property enjoys a block-paved driveway providing extensive off-road parking and garage. Complete with enclosed, walled gardens to the front and fenced rear garden, with the rear garden mainly being laid to lawn and complemented by established planting and paved patio areas. The location is well served by a range of local amenities, including Tesco Metro, popular public houses and sports bars such as The Ship, Crofters and Roose Cons, together with bus routes to Barrow town centre and Roose railway station. The area also offers a choice of local schools, including Yarlside Academy, Newbarns and Roose Primary School, with Furness Academy and St Bernard's School also within convenient reach. Offering spacious accommodation, excellent parking and well-maintained gardens in a sought-after residential location, this appealing bungalow is highly recommended for an early inspection.

Entered through a PVC door with glazed inserts into:

ENTRANCE PORCH

Door to:

HALLWAY

Features neutral decor, fitted carpeting and white internal doors, leading through to the lounge, kitchen, bedrooms and bathroom. Useful alcove provides space for a console table and airing cupboard.

LIVING ROOM

15' 9" x 11' 0" (4.8m x 3.35m)

Spacious room featuring neutral decor, fitted carpeting and decorative ceiling coving, complemented by a feature fireplace with ornate surround and living flame-effect gas fire. Bay window allowing plenty of natural light into the room, while the generous floor space accommodates ample seating and separate television area. Radiator and double doors to:

DINING ROOM

8' 10" x 8' 6" (2.69m x 2.59m)

Dedicated space for family meals and entertaining,

featuring neutral décor, fitted carpeting and decorative ceiling coving. There is ample room for a dining table and chairs, complemented by a window to the front garden, allowing plenty of natural light into the room. Open doorway to:

KITCHEN

11' 11" x 8' 6" (3.63m x 2.59m)

Fitted with a range of white base, wall and drawer units, complemented by dark worktops and tiled splash backs with decorative fruit detailing. Integrated appliances include a double oven, with gas hob, stainless steel sink and drainer positioned beneath the window. The room benefits from generous cupboard and worktop space, light wood-effect flooring and a bright, practical layout. An attractive arched opening leads through to the adjoining dining room, providing a convenient connection between the two spaces. Door back to hallway.

MASTER BEDROOM

11' 4" x 13' 0" (3.45m x 3.95m)

Decorated in neutral tones, with green fitted carpeting, and window overlooking the rear garden. Radiator and door to:

ENSUITE

Three-piece suite comprising WC, wash hand vanity basin and shower cubicle with thermostatic shower. Tiling and uPVC double glazed window to side.

BEDROOM/SECONDARY RECEPTION ROOM

8' 3" x 13' 11" (2.51m x 4.24m)

Currently used as a further reception room with neutral décor, radiator and fitted carpeting. The room benefits from sliding patio doors providing direct access to the adjoining conservatory, allowing plenty of natural light into the space. Offering flexibility for use as a second bedroom or additional reception space.

CONSERVATORY

13' 0" x 9' 3" (3.96m x 2.82m)

UPVC double glazed windows to rear garden and external doors to the rear patio.

BEDROOM

8' 5" x 8' 6" (2.57m x 2.59m)

Fitted with a range of built-in bedroom furniture, including wardrobes, overhead cupboards and bedside storage. Decorated in neutral tones, with fitted carpeting and window providing natural light with radiator under.

BATHROOM

Fitted with a white three-piece suite comprising of panelled bath with decorative wooden-effect bath panel, pedestal wash hand basin and close-coupled WC. The walls are fully tiled in blue-grey and cream, with a decorative border, complemented by light tiled flooring with underfloor heating. Additional features include traditional-style brass-effect taps and fittings, wall-mounted mirror and heated towel rail.

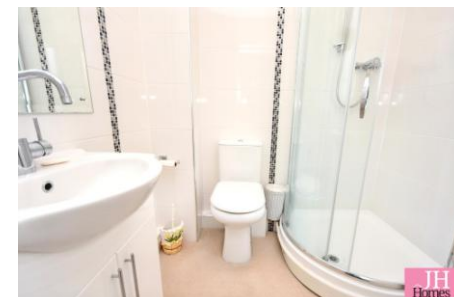
EXTERIOR

Benefitting from gardens to the front and rear, with a lawned front garden enclosed by a low brick wall and gated side accesses. A substantial block-paved driveway provides ample off-road parking and leads to an attached garage with electric roller shutter door. The enclosed rear garden is mainly laid to lawn, with established trees, shrubs and planted borders, together with paved patio areas ideal for outdoor seating. Complete with the conservatory overlooking the garden, providing additional space to relax and enjoy the outlook.

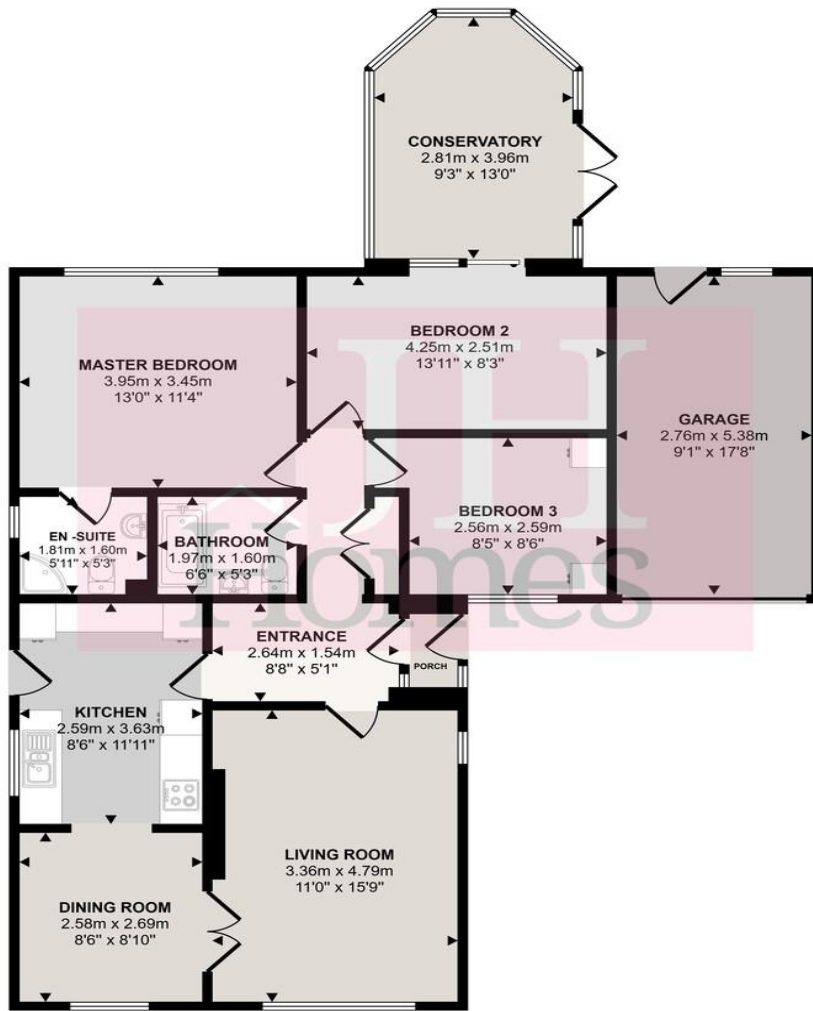
GARAGE

17' 8" x 9' 1" (5.38m x 2.77m)

Electric roller door, light and power. Wall mounted combination boiler for the hot water and heating system.



Approx Gross Internal Area
110 sq m / 1182 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

On entering Barrow via Abbey Road from Mill Brow roundabout, and with Furness General Hospital on your right, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Follow the road round and just passed Tesco Metro, turn right into Riverside Gardens. Follow the road round to your right and number 10 is on your right-hand side. The property can be found by using the following "What Three Words": <https://w3w.co/armed.marked.bucks>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.