

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



10 Riverside Gardens

Barrow-In-Furness, LA13 0DD

Offers In The Region Of £350,000



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Welcome to this beautifully presented three bedroom detached bungalow situated in a highly sought-after location, close to local transport links. This property benefits from ample off road parking, gardens to the front and rear and an attached garage. All rooms are of a great size making this bungalow perfect for a range of buyers.

As you step through the porch you arrive in a central hallway that neatly connects the main living spaces. To your left, a bright and comfortable lounge offers a welcoming place to relax, with a bay window, central gas fire and neutral décor. With double doors into the dining room, creating an ideal setting for both everyday living and entertaining. Just off the dining room sits the kitchen. The kitchen has white laminate shaker style wall and base units providing plenty of storage finished with a black laminate work top. N/B - We are advised the cooker is not working.

Continuing through the home, the hallway has a large storage cupboard with the family bathroom opposite. The family bathroom is a good size and comprises a bath, sink and w/c with underfloor heating.

The generous master bedroom has an en-suite comprising a shower, sink and w/c. The second bedroom is a double and has fitted wardrobes. While the third versatile room can serve equally well as a bedroom or a second lounge, depending on your needs.

To the rear of the property, a generous conservatory provides an additional living space, perfect for enjoying views of the garden throughout the year and creating a seamless indoor-outdoor feel. From here, access leads out to the garden, making it an ideal spot for relaxing or hosting guests. The garden is landscaped with a lawn, planted borders and a patio making an excellent space for seating.

Completing the layout, the property benefits from an attached garage, providing secure parking or additional storage space. The garage has an electric roller door and there is also an access door to the rear garden.

Overall, the home offers a flexible and well-connected layout suited to a variety of lifestyles.

Reception

11'2" x 16'1" (3.42 x 4.91)

Dining room

8'8" x 9'0" (2.66 x 2.76)

Kitchen

12'4" x 8'7" (3.77 x 2.64)

Bedroom One

11'5" x 13'3" (3.50 x 4.06)

Ensuite

5'5" x 6'0" (1.67 x 1.85)

Bedroom Two

8'4" x 14'3" (2.55 x 4.36)

Bedroom Three

8'7" x 11'1" (2.62 x 3.40)

Bathroom

4'5" x 5'5" (1.36 x 1.66)

Conservatory

12'11" x 9'1" (3.96 x 2.77)

Garage

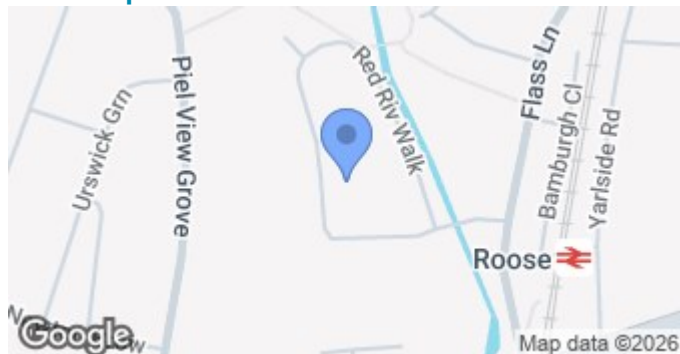
17'7" x 9'0" (5.38 x 2.76)



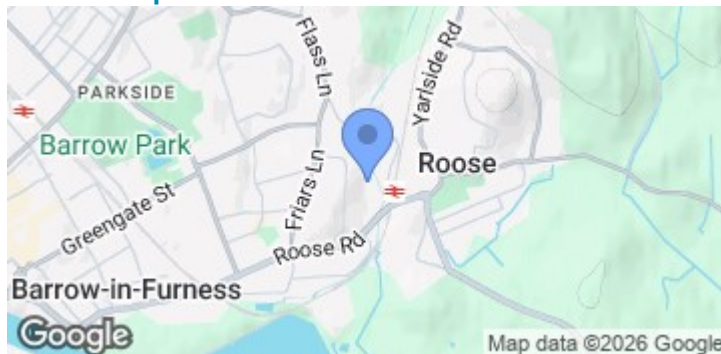
- Detached Bungalow
- Ensuite To Master Bedroom
 - Large Rooms
 - Rear Garden
 - Garage
- Sought-after Location
- Ideal for a Range of Buyers
 - Close to Amenities
 - Off Road Parking
 - Council Tax Band - D



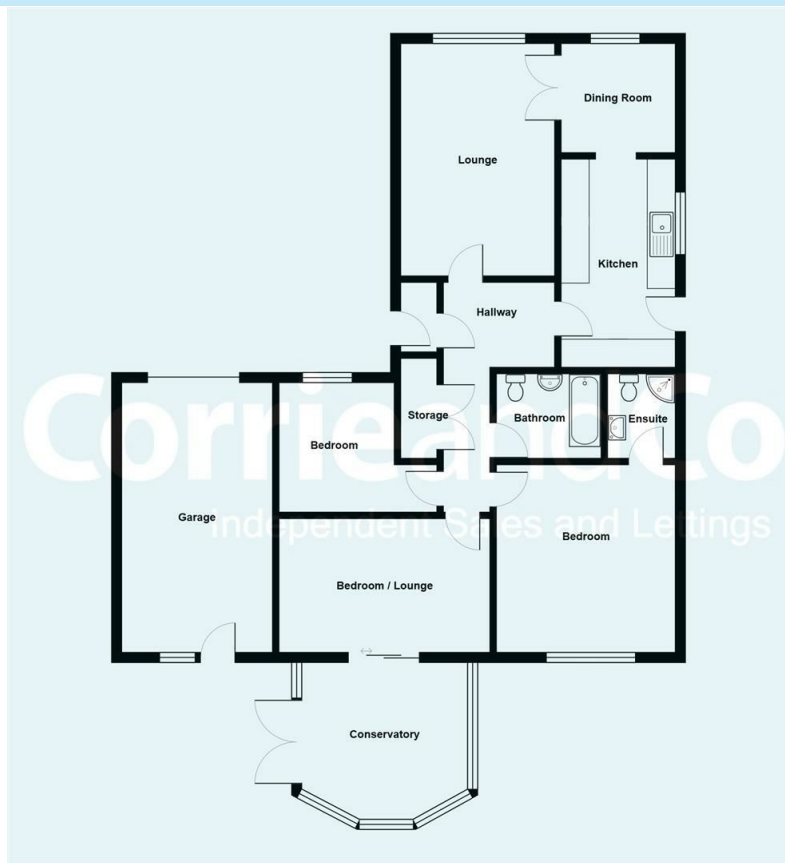
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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		
Not energy efficient - higher running costs			
England & Wales		66	78
		EU Directive 2002/91/EC	