



## 46 Cheltenham Street

Barrow-In-Furness, LA14 5HW

Offers Over £170,000



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*Welcome to this inviting property, providing ample space for both relaxation and entertaining. The layout is both practical and functional, facilitating easy movement and everyday flow. Located close to local amenities, schools, and parks, making it an ideal spot for families and professionals alike. With local transport links only a stones throw away, this property is in a great location.*

Stepping inside, you're greeted by beautiful traditional tiled flooring creating a sweeping welcoming hallway. Moving through, we enter the large reception spaces. The first reception room features a stunning multi-fuel burner, creating a warm and inviting focal point. Wood laminate flooring flows effortlessly into the adjoining dining room, enhancing the sense of space and continuity.

At the rear of the property, the kitchen offers both practicality and style with generous cupboard and worktop space, modern built-in appliances, and a five-burner gas hob for those who love to cook. From here, there's direct access to the rear exterior, perfect for everyday convenience.

Upstairs, the first bedroom offers ample space and includes built-in cupboards for added storage. The second bedroom is well-proportioned, while the third bedroom is ideal as a nursery, home office, or guest room.

Completing the home is the family bathroom. A bright and functional space designed to meet the needs of a busy household.

## Entrance Hallway

### Reception One

14'6" x 11'11" (4.42 x 3.64 )

### Reception Two

12'6" x 13'0" (3.82 x 3.98 )

### Kitchen

14'3" x 9'10" (4.35 x 3.01 )

### Bedroom One

14'9" x 12'2" (4.50 x 3.73 )

### Bedroom Two

13'1" x 10'4" (4.01 x 3.15 )

### Bedroom Three

8'5" x 10'1" (2.59 x 3.08 )

### Bathroom

5'3" x 6'10" (1.62 x 2.10 )

### Garage

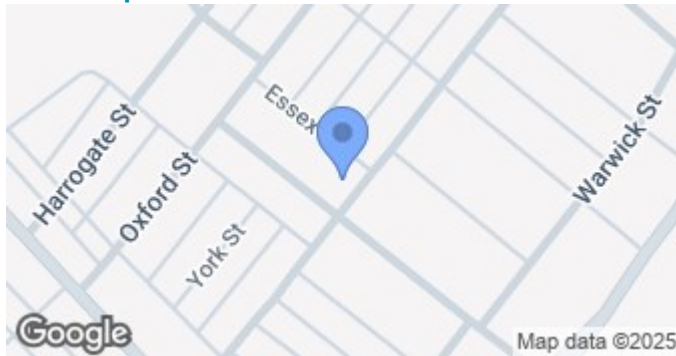
17'7" x 10'7" (5.38 x 3.23 )



- Close to Local Amenities
- Transport Links Nearby
  - Excellent Location
- Gas Central Heating
- Multi-Fuel Log Burner
- Rear Yard Space
  - EPC - D
- Council Tax Band - B



## Road Map



## Terrain Map



## Floor Plan



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