



3 Newton Road

Barrow-In-Furness, LA13 0LY

Offers In The Region Of £250,000



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On the fringes of the quaint village of Newton-in-Furness, this semi-detached family home bungalow has been extended and offers spacious accommodations throughout. The jewel in the crown of this home is the open plan kitchen/living area with central island and skylight windows. Stunning country views and local pubs add to the appeal. The village school is ideal for those with young families.

As you enter this property, you arrive into the porch which gives you access into the lounge. The lounge has been decorated with solid oak plank flooring, cream walls and a decorative feature wall.

The lounge leads into a hallway where you will find you have access to two bedrooms, a shower room, and the kitchen and family room. The first double bedroom sits to the front aspect of the property, with boasting built in storage. The white three piece shower room comprises of a shower cubicle, a vanity sink and WC, decorated with speckled cladding to the walls and a wood effect vinyl flooring. The next double bedroom is of good size with a window looking into the kitchen and family room.

The kitchen and family room is of generous size, fitted with black gloss flat fronted wall and base units with brushed silver hardware, with complimentary wood effect work surfaces, and a tiled splashback. To the centre sits an island, boasting solid wood work surfaces, where you will find more cupboard space, and a section for seating, with integrated appliances such as a a single oven, a four ring gas hob, a fridge freezer and a microwave. The room boasts sky lights and plenty of space for furniture with a set of French doors leading to the garden.

The study and fourth bedroom sit off from the kitchen and family room, with the fourth room being accessed through the study room.

The stairs sit in the kitchen and family room leading to the first floor where you will find the master bedroom boasting storage and an en-suite. The room has been decorated neutrally with a grey feature wall and laminate flooring. The en-suite comprises of a free standing bath with a pedestal sink and a WC.

Externally you will find a lawned garden to the front and rear with shrubberies, creating a peaceful space to relax.

Lounge

15'1" x 13'3" (4.61 x 4.04)

Open Plan Kitchen & Family Room

21'7" x 11'1" min 21'9" max (6.60 x 3.39 min 6.63 max)

Bedroom Two

9'4" x 11'10" (2.85 x 3.62)

Bedroom Three

11'3" x 11'1" (3.44 x 3.40)

Study

9'1" x 8'7" (2.79 x 2.64)

Bedroom Four

13'1" x 8'7" (4.00 x 2.63)

Ground Floor Shower Room

6'1" x 5'2" (1.87 x 1.60)

Master Bedroom

21'7" x 13'1" (6.6 x 4.0)

En-Suite to Master

10'2" x 13'4" max in to eaves (3.10 x 4.08 max in to eaves)



- Semi-Detached Bungalow
- Open Plan Kitchen And Family Room
 - Village Location
 - Rural Outlook
 - Double Glazing
- No Onward Chain
- Garden To Front And Back
 - En-Suite
 - Council Tax Band - C
 - Gas Central Heating



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 and rooms are approximate and not to scale. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

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