



## 65 Black Butts Lane

Barrow-In-Furness, LA14 3JZ

Offers Over £270,000



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*Pleased to present this semi-detached property in a popular location close to a range of local amenities, schools, and transport links. The semi-detached property is beautifully presented with lovely neutral décor throughout, creating a bright and welcoming living space. It benefits from two reception rooms, three bedrooms, kitchen diner, off road parking and a generous garden to the rear. The property has been renovated to a high standard making it ready to move straight in.*

Entering through the front door, you arrive in the entrance hall, with the staircase ahead leading to the first floor. To the left of the hall is a spacious reception room, which provides a comfortable living area with a large bay window, gas fire, cream carpet, modern décor with panelling.

From the hall, you can also access a second reception area, creating a versatile space that could be used as a family room, study, or additional sitting room. This room has a striking brick fireplace with a multifuel fire with access to the dining room and kitchen. There is light brown laminate flooring throughout the dining room and kitchen. The kitchen consists of grey wall and floor handleless base units and white laminate work tops. Within the kitchen you can find a single oven, gas hob, built in fridge/freezer, microwave and dishwasher. Heading off the kitchen is a utility room and down stairs w/c.

Heading upstairs, the staircase opens onto a central landing. From here, there are three bedrooms. The largest bedroom is positioned towards the front of the property and benefits from a bay window, while a second bedroom is located towards the rear. The third bedroom sits alongside the staircase and provides another comfortable sleeping or flexible-use space. Bedroom one and two fit a double bed with bedroom one having fitted wardrobes. Bedroom three currently has a small double.

Completing the first floor is the family bathroom, this room composes of a bath with a over head thermostatic shower, w/c and a wall hung vanity sink. The room has been decorated with a marble effect panelled walls with grey LVT flooring.

Heading to the rear of the garden, is a great outdoor space. The garden has patio space for seating and entertaining with grass to the centre.

## Vestibule

5'6" x 2'2" (1.70 x 0.68)

## Reception

12'1" x 12'8" (3.69 x 3.87 )

## Reception Two

17'4" x 15'6" (5.30 x 4.73 )

## Kitchen

7'7" x 8'7" (2.32 x 2.62 )

## Utility Area

6'7" x 9'3" (2.02 x 2.83 )

## Wc

2'11" x 3'11" (0.91 x 1.20 )

## Store

7'3" x 6'9" (2.21 x 2.07 )

## Bedroom One

13'3" x 11'6" (4.04 x 3.52 )

## Bedroom Two

11'5" x 12'7" (3.50 x 3.85 )

## Bedroom Three

6'7" x 7'9" (2.01 x 2.37 )

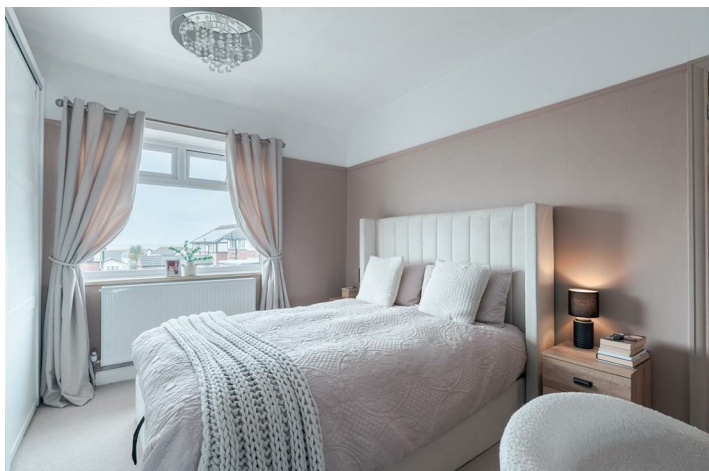
## Bathroom

6'6" x 5'11" (2.00 x 1.82 )

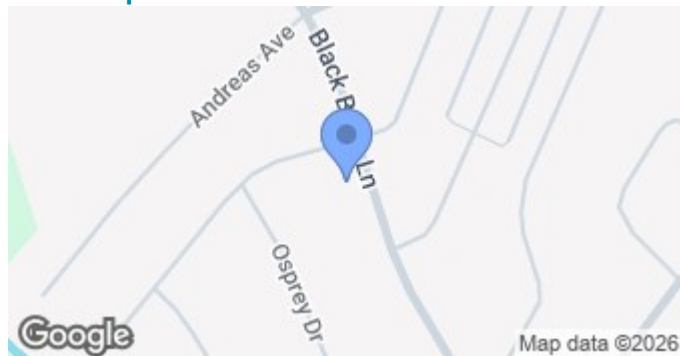


- Semi-Detached
- Large Garden To The Rear.
- Two Reception Rooms
- Utility Room

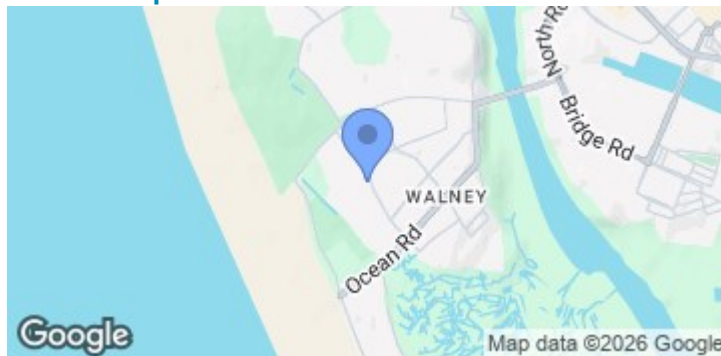
- Three Bedrooms
- Off Road Parking
- Modern Décor
- Council Tax Band - C



Road Map



Terrain Map



Floor Plan



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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.

