



## Dee View Bank Lane

Barrow-In-Furness, LA14 4LH

Offers In The Region Of £370,000



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*This delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a prime location, offering easy access to local amenities, schools, and transport links, making it ideal for families and professionals alike. With private off-road parking, garden space and true bungalow status this property is sure to have high interest so early viewing is recommended.*

Welcome to this impressive true bungalow, which sits on a generous plot in a desirable location. As you approach, the property boasts a large private driveway providing plenty of off-road parking, accompanied by a front garden and the added benefit of a connected double garage.

Upon stepping through the front door, you are greeted by a central hallway that serves as the spine of the home, seamlessly connecting every room. For practicality, there is an immediate WC located to the left, along with a small cloakroom perfect for storing outerwear and keeping the entrance tidy.

Straight ahead lies the kitchen, a functional space that leads directly into a dedicated utility room. This area provides a great setup for managing household tasks and offers easy access to the rear external area of the property where you will locate a substantial rear garden.

The layout is thoughtfully arranged to offer three well-proportioned bedrooms and a main family bathroom. Completing the home are two separate reception spaces, providing ample room for both a comfortable lounge and a formal dining area or as a second sitting room, depending on your lifestyle needs.

The property itself has plenty of potential and with no onward chain, is ready for its next loving owners.

### Entrance Hall

extends to 11'1" (extends to 3.40)

### Reception One

11'1" x 15'8" (3.40 x 4.80)

### Reception Two

11'5" x 8'2" (3.50 x 2.50)

### Kitchen

9'6" x 11'9" (2.90 x 3.60)

### Bedroom One

12'9" x 11'1" (3.90 x 3.40)

### Bedroom Two

12'9" x 9'6" (3.90 x 2.90)

### Bedroom Three

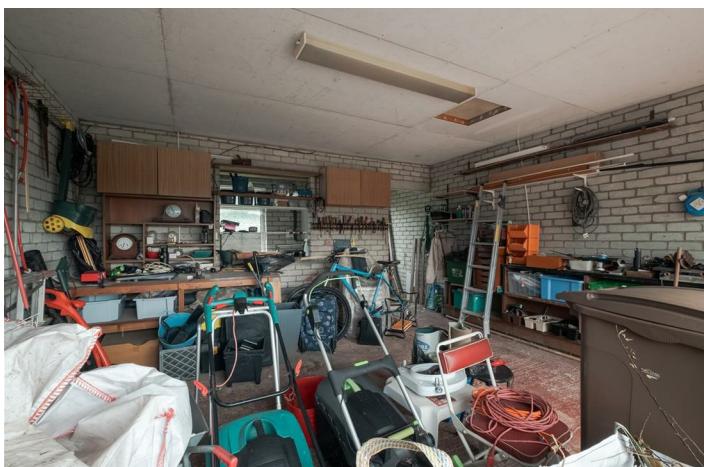
9'10" x 7'10" (3.00 x 2.40)

### Bathroom

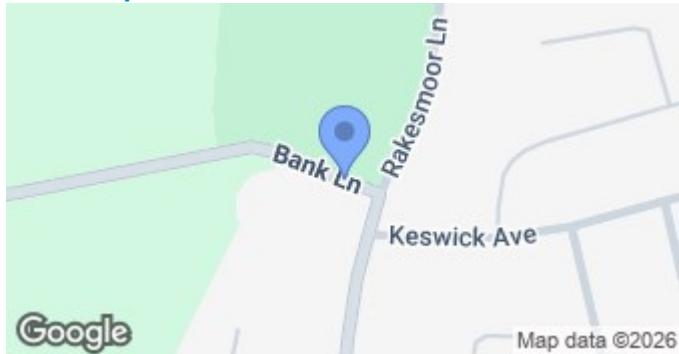
7'10" x 5'6" (2.4 x 1.7)



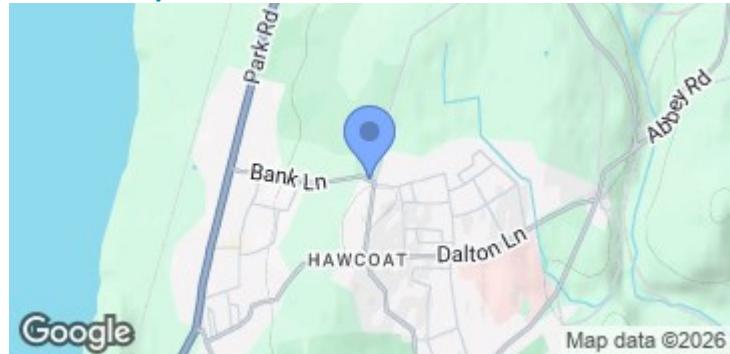
- Off Road Parking
- Large Rear Garden
- Close to Schools and Amenities
- Gas Central Heating
- True Bungalow
- Garage Space
- Council Tax Band - E
- EPC -



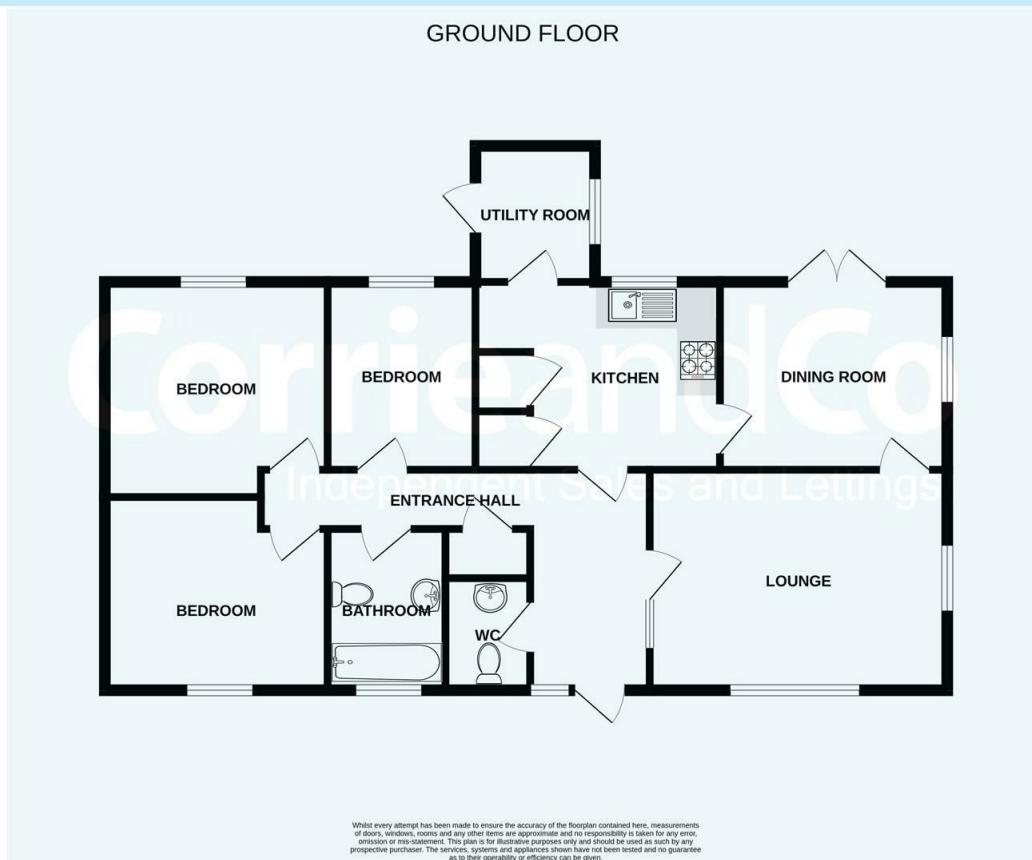
## Road Map



## Terrain Map



## Floor Plan



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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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		EU Directive 2002/91/EC	