



17 Rising Side

Barrow-In-Furness, LA13 9ES

Offers In The Region Of £180,000



17 Rising Side

Barrow-In-Furness, LA13 9ES

Offers In The Region Of £180,000



Nestled in the charming area of Rising Side, Barrow-In-Furness, this delightful mid-terrace house offers a perfect blend of comfort and convenience. The property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The location of this residence is particularly appealing, as it offers easy access to local amenities, schools, and parks, making it a great choice for families. The surrounding area is known for its friendly community and picturesque views, providing a tranquil setting for everyday life.

Welcome to this delightful 3-bedroom home located in Barrow-in-Furness — a perfect blend of comfort, charm, and practicality. As you approach the property, you're greeted by a lovely front garden, a quaint green space complete with a neat pathway leading to the front door. This welcoming entrance sets the tone for the inviting interior that awaits. Step inside into a bright and airy corridor. To your left is a warm yet cosy lounge, ideal for relaxing evenings or entertaining guests. The perfect retreat from the day.

Continuing down the hallway, you'll find the heart of the home: a charming kitchen, tastefully finished with modern décor. It features sleek cabinetry, ample workspace, and a stylish breakfast bar — perfect for morning coffees or social mornings with family and friends.

At the rear of the property is a generous garden — a great outdoor space for children to play, pets to roam, or for enjoying summer BBQs. There's also a handy storage outhouse for all your garden tools and equipment.

Upstairs, you'll find three well-proportioned bedrooms. The main bedroom offers plenty of space for a large bed and wardrobes, while the two additional bedrooms are ideal as children's rooms, guest rooms, or even a home office — each filled with natural light and plenty of potential.

Completing the home is a stylish and modern family bathroom, featuring a versatile bath/shower combination and a separate WC — perfect for both quick mornings and relaxing evenings.

This property is ideal for a growing family, first-time buyers, or anyone seeking a comfortable home with character in a sought-after area. Don't miss the chance to make it yours.

Reception

9'10" x 16'1" (3.00 x 4.92)

Kitchen Diner

17'10" x 16'2" (5.45 x 4.94)

Bedroom One

8'2" x 17'11" (2.50 x 5.47)

Bedroom Two

15'1" x 7'9" (4.60 x 2.38)

Bedroom Three

6'9" x 10'4" (2.07 x 3.17)

Bathroom

6'8" x 5'6" (2.05 x 1.68)

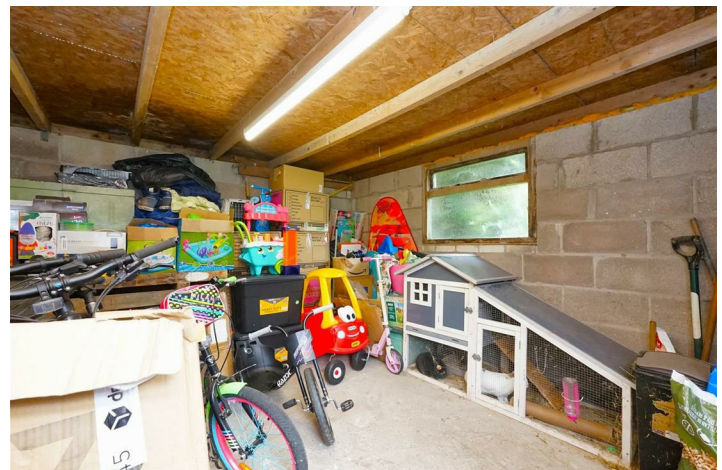
WC

2'6" x 5'11" (0.78 x 1.81)



- Open Kitchen and Breakfast Bar
 - 3 Bedrooms
 - EPC - D
 - Council Tax - A

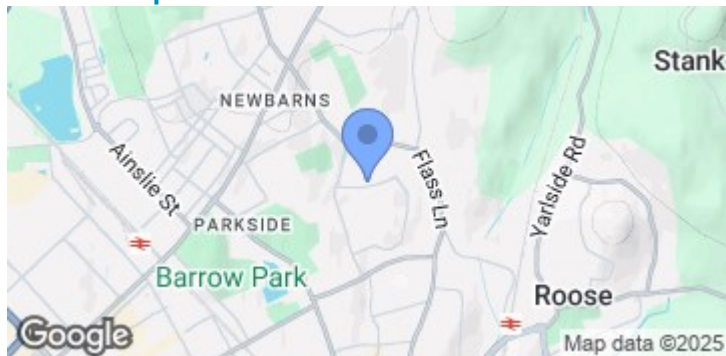
- Front and Rear Garden Space
 - Modern Decor
 - Gas Central Heating



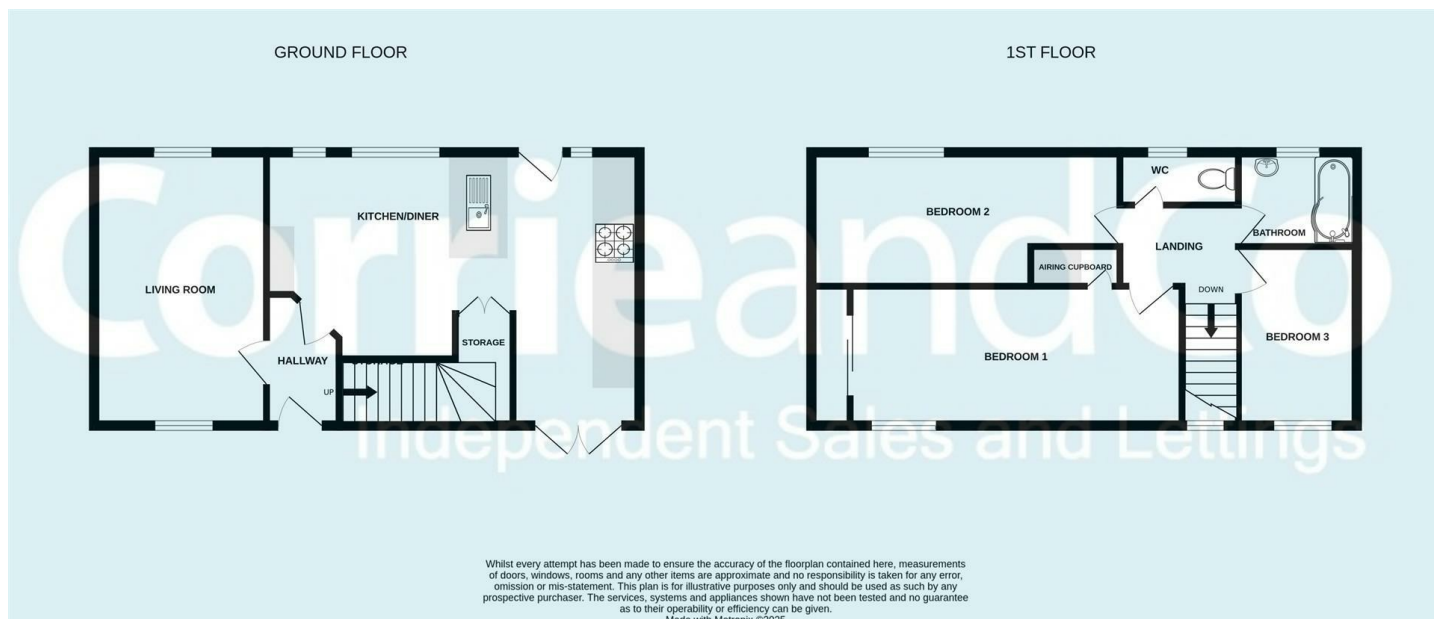
Road Map



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		68	85
		EU Directive 2002/91/EC	