



## 5 Long Lane

Barrow-In-Furness, LA13 0PF

Offers In The Region Of £260,000



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***A well-presented semi-detached home set in a peaceful rural location, boasting two generous double bedrooms, a spacious ground floor living area, and a large garden with stunning views over open farmland. This charming property also benefits from a private driveway, detached garage, and plenty of outdoor space - perfect for relaxing or entertaining. Ideal for those seeking a blend of comfort, space, and countryside living.***

Upon arrival, you will find a detached garage with an up-and-over door, offering practical storage or parking solutions. A path leads to the property's entrance, where you step into a useful porch area, perfect for coats and shoes before entering the main home.

From the porch, you are greeted by a bright entrance hallway, which features a curved staircase rising to the first floor. An open archway flows seamlessly into the living room, creating an inviting and spacious feel. The living room boasts a large window framing views of the generous rear garden. The décor includes cream walls above a dado rail, beige tones below, and a soft cream carpet underfoot, providing a warm and neutral backdrop. A standout feature is the elegant white carved wooden fire surround set on a marble hearth, adding charm and character to the space. Through another open archway, you enter the dining room, where the cream carpeting continues, and French doors open directly onto the garden, allowing natural light to flood the room and offering easy indoor-outdoor living. The dining room provides access to the kitchen, which is fitted with a range of white wall and base units, complemented by laminated work surfaces and laminate flooring. There is ample space for freestanding appliances, making it both functional and flexible.

Heading upstairs, the curved staircase is fitted with the same cream carpeting as found downstairs, continuing the sense of cohesion throughout the home. The first floor offers two well-proportioned double bedrooms and a family bathroom. The principal bedroom overlooks the garden and provides plenty of space for a double bed and large furniture. The second bedroom, also positioned at the rear, is decorated in neutral tones with cream carpets. At the front of the property sits the bathroom, complete with a three-piece suite comprising a corner bath, pedestal sink, and WC.

Externally, the property boasts a large and mature garden, perfect for relaxation or entertaining. A patio area leads down steps to a small decked section, which in turn opens to a generous lawn bordered by established shrubs, trees, and plants. Additionally, there is access to a separate utility room, providing extra convenience and storage.

### Porch

2'6" x 9'5" (0.77 x 2.89)

### Reception

11'9" x 13'10" (3.60 x 4.22 )

### Kitchen

11'10" x 8'8" (3.63 x 2.65 )

### Dining Room

8'8" x 11'7" (2.66 x 3.54 )

### Bedroom One

13'11" x 11'6" (4.25 x 3.52 )

### Bedroom Two

11'9" x 8'9" (3.60 x 2.67 )

### Bathroom

5'10" x 8'8" (1.78 x 2.66 )

### Utility

18'5" x 8'7" (5.63 x 2.63 )

### Detached Garage

13'1" x 19'1" (4.00 x 5.83 )





- Semi-Detached Property
- Generous Sized Garden To The Rear
- Two Double Bedrooms
- Double Glazing

- Garage
- Scenic Views
- Gas Central Heating
- Council Tax Band - C

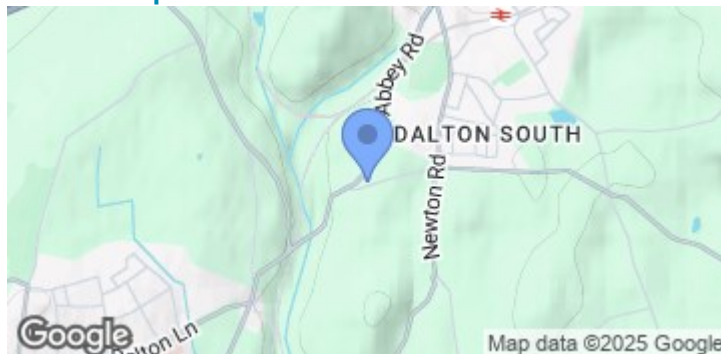




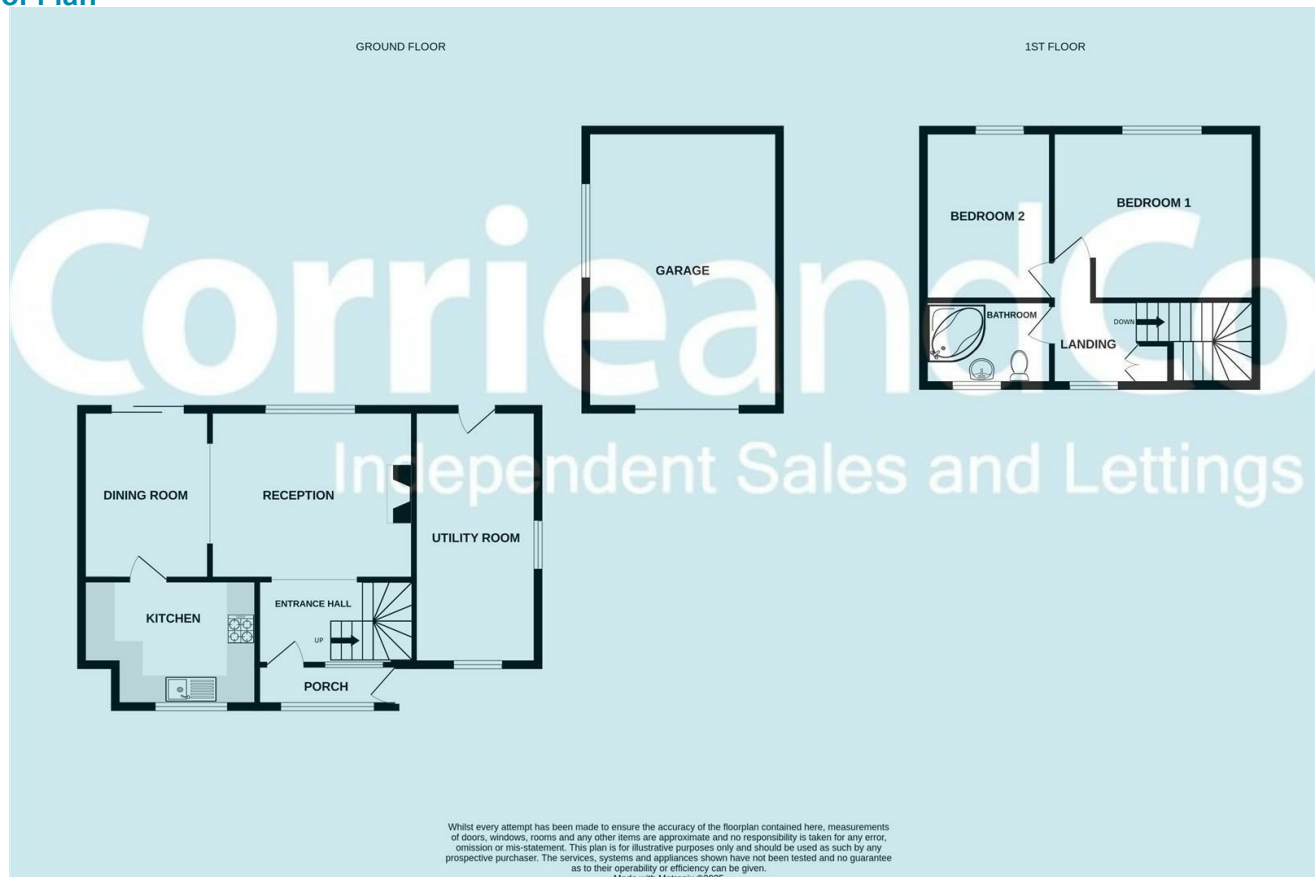
## Road Map



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		