



## 50 Lorne Road

Barrow-In-Furness, LA13 9BW

Offers In The Region Of £180,000



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*A well-presented three-bedroom semi-detached family home situated in a popular and convenient location. The property offers spacious accommodation throughout, finished in neutral décor and ready for immediate occupation. Externally, there are gardens to both the front and rear, providing ideal outdoor space for families and entertaining. An excellent opportunity for buyers seeking a comfortable home in a sought-after area.*

The property is entered via the front door into a welcoming hallway, which provides access to the main living areas and the staircase to the first floor. From the hallway, there is a useful storage cupboard and access to a ground floor bathroom.

To the front of the property is a spacious lounge, offering ample room for seating and family living. Moving through to the rear, the hallway opens into the kitchen, which is centrally positioned and fitted to maximise both worktop and storage space. Adjacent to the kitchen is a dedicated dining area, ideal for family meals and entertaining.

From the dining area, double doors lead into a bright conservatory overlooking the rear garden, providing an additional reception space that can be enjoyed year-round. Off the kitchen, there is also a separate utility room, offering further storage and space for laundry appliances, with direct access to the rear of the property.

Stairs from the hallway lead to the first-floor landing, which connects all three bedrooms and the family bathroom. The main bedroom is a generous double, while the second bedroom also offers comfortable double proportions. The third bedroom is a good-sized single, suitable for a child's room, home office, or guest accommodation. Completing the first floor is a modern family bathroom fitted with a bath, wash basin, and WC.

To the rear of the property is a well-proportioned garden, providing an ideal space for outdoor seating, entertaining, and relaxation.

#### Reception One

13'6" x 13'1" (4.12 x 4.00)

#### Reception Two

9'9" x 8'2" (2.99 x 2.50)

#### Conservatory

11'9" x 10'2" (3.59 x 3.12 )

#### Kitchen

10'9" x 8'2" (3.29 x 2.49 )

#### Utility Area

9'4" x 9'11" (2.87 x 3.03 )

#### WC

3'1" x 10'0" (0.95 x 3.07 )

#### Bedroom One

11'8" x 13'1" (3.57 x 4.00)

#### Bedroom Two

8'3" x 11'8" (2.53 x 3.57 )

#### Bedroom Three

8'9" x 7'7" (2.68 x 2.32 )

#### Bathroom

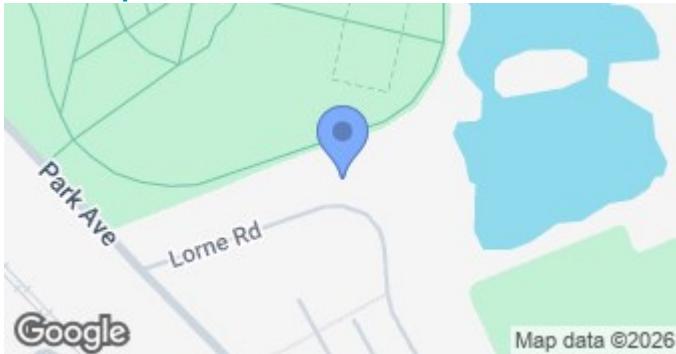
5'0" x 7'9" (1.54 x 2.38 )



- Ideal Family Home
- Neutral Decor Throughout
  - Garden to Rear
  - Gas Central Heating
- Popular Location
- Close to Amenities
  - Double Glazing
- Council Tax Band - A



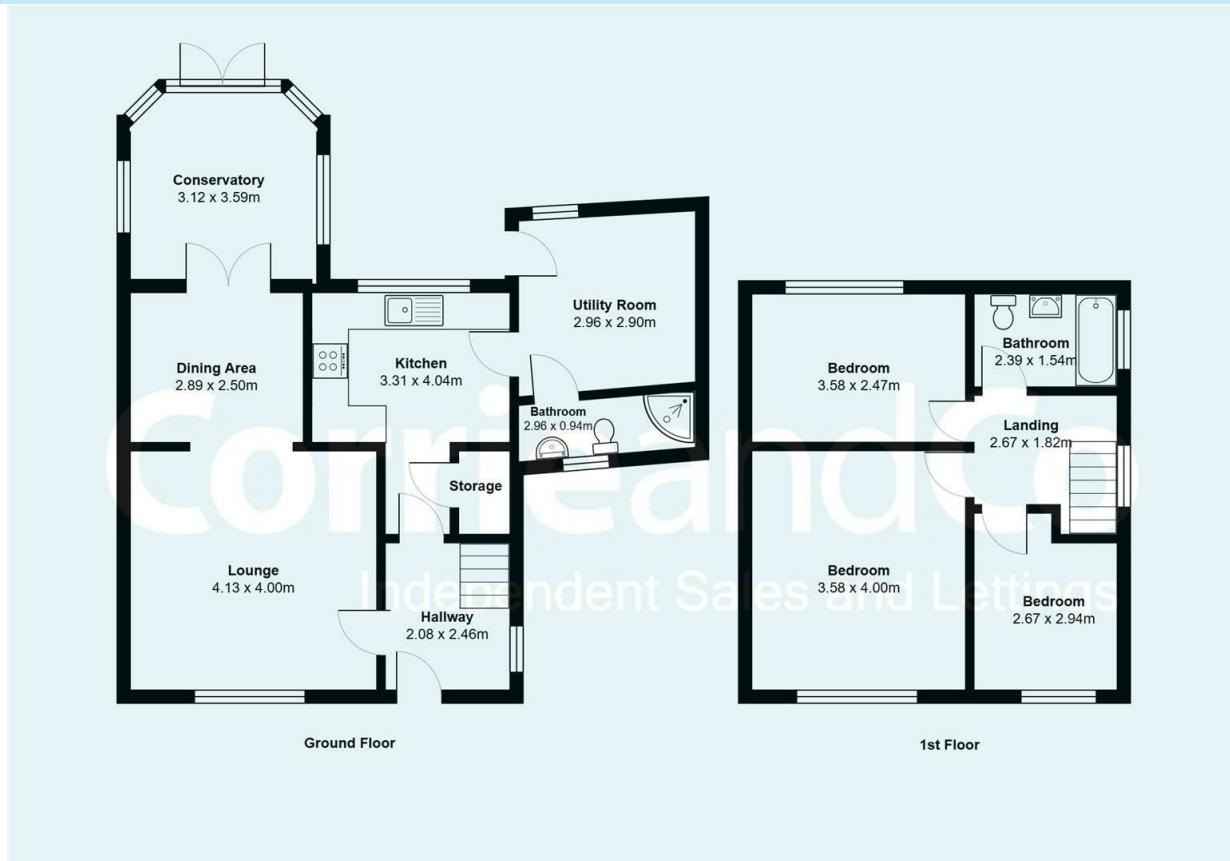
## Road Map



## 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 <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	