



## 7 Clarence Road

Barrow-In-Furness, LA14 5LS

Offers In The Region Of £210,000



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**This spacious four bedroom mid-terraced home is situated in a popular residential location, being close to amenities, and comes with vacant possession. The property is full of character features, such as the tiled flooring, many fireplaces, cornice, picture rails and more. There is a utility to the rear, too.**

Step into this lovely terraced home through a welcoming hallway that immediately showcases the character and period charm of the property. Featuring original details such as ornate cornicing, a dado rail, decorative corbels, and striking tiled flooring, the hallway offers access to the living room, lounge, and dining room. To the front of the property, the living room is a bright and elegant space, centred around an open fireplace with a tiled hearth and solid oak mantle. Additional period details include original cornice work, a picture rail, and a large bay window that floods the room with natural light. Wood flooring completes the room's warm and inviting feel. Continuing through the hallway, the lounge features wood flooring, a stylish log burner-style inset electric heater with an oak mantle, and matching cornice and picture rail detailing. French doors open directly onto the rear yard, extending the living space outdoors. Into the dining room, you find it has been decorated with a slate hearth, oak mantle, and terracotta tiled flooring. A sliding door opens out to the yard, creating an airy, open feel. From the dining area, there is convenient access into the kitchen. The kitchen has been fitted with a range of high-gloss units, dark oak-effect work surfaces, and eye-catching high-gloss cherry red retro tiling. Integrated appliances include a built-in oven, microwave, and gas four-ring hob. There is also space for a fridge freezer and recess plumbing for a dishwasher.

Heading up the stairs, the original charm continues with a well-proportioned landing leading to four bedrooms and a family bathroom. Each of the four bedrooms offers its own character and flexibility, making them ideal for family living, guest rooms, or home study use. The primary bedroom is spacious and filled with natural light, with ample room for storage and traditional detailing throughout. The second bedroom also benefits from generous proportions and views to the rear. The third and fourth bedrooms are well-sized and versatile, perfect for children's rooms, a study, or dressing room. The family bathroom is well-appointed, featuring a four piece suite that includes a bath with overhead shower, wash basin, WC, and a shower cubicle.

To the rear of the property is a private enclosed yard, offering a low-maintenance outdoor space ideal for outdoor seating. There is direct access from both the lounge via French doors and the dining room through a sliding door, creating a seamless indoor-outdoor flow. At the far end of the yard sits a detached garage.

### Living Room

15'4" x 11'10" (4.68 x 3.63 )

### Lounge

13'2" x 9'8" (4.03 x 2.95 )

### Dining Room

9'8" x 12'7" (2.95 x 3.86 )

### Kitchen

8'7" x 9'8"; (2.63 x 2.96;)

### Bedroom One

15'7" x 12'11" (4.75 x 3.96 )

### Bedroom Two

11'7" x 9'7" (3.54 x 2.93 )

### Bedroom Three

9'8" x 9'7" (2.95 x 2.94 )

### Bedroom Four

6'7" x 6'8" (2.02 x 2.04 )

### Bathroom

6'7" x 6'0" (2.03 x 1.85 )



- No Onward Chain
- Period features throughout
  - Popular Location
  - Council Tax Band - C
- Three Reception Rooms
  - Four Bedrooms
  - Double Glazing
  - Gas Central Heating



## Road Map

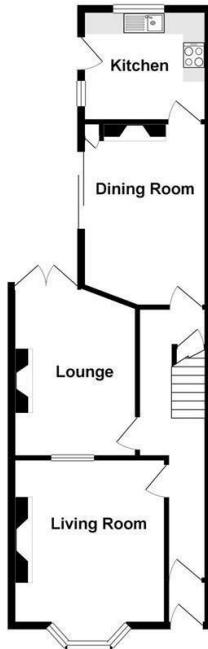


## Terrain Map



## Floor Plan

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and doors are approximate and not to scale. The plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their condition can be given. Made with floorplan ©2019



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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		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	