



## 85 Central Drive

Barrow-In-Furness, LA14 3HX

Offers In The Region Of £325,000



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*This delightful and unique dormer detached bungalow on Central Drive offers a creative blend of comfort, character, private and social living. Built around 1938, the property radiates a sense of history whilst providing modern living spaces that cater to the modern family. With its prime location, residents can enjoy being just a short distance from local amenities and beautiful coastal walks. This property presents a wonderful opportunity for families, retirees, or anyone looking to embrace a truly unique property.*

As you approach the property, there is a driveway on either side, immediately highlighting the home's excellent kerb appeal.

Upon entering the property, the reception room is located to the left. This generously sized space benefits from a large bay window, along with an additional window on the opposite wall, allowing an abundance of natural light to fill the room. The reception room has been tastefully decorated with half-panelled walls and patterned wallpaper, creating a stylish yet welcoming atmosphere. A centrally positioned wood-burning stove makes this room an ideal space for relaxing.

Leading through to the dining room, the property continues to offer a warm and homely feel, with ample space for dining and entertaining. The room features neutral décor and retains character through an original chimney breast recess, currently used for log storage.

From the dining room, access is provided to the kitchen, which also offers rear access to the garden. The kitchen has black granite effect worktops, black floor tiles and wood cabinets making for a striking effect.

Completing the downstairs floorplan is two bedrooms and the main bathroom facilitating for this property to be used as a true bungalow with all one floor living if required. Upstairs, we have access to the other bedrooms and hobby rooms. This is where the property is truly unique, with the hobby room being accessed through a secret door disguised as a bookcase. These spaces are ideal for guest bedrooms or for maintaining as unique hobby rooms.

#### Reception

18'6" x 15'5" (5.64 x 4.71 )

#### Dining Room

9'4" x 12'1" (2.85 x 3.69 )

#### Kitchen

11'3" x 12'1" (3.45 x 3.70 )

#### Bedroom One

15'10" max x 15'6" (4.84 max x 4.73 )

#### Bedroom Two

15'5" x 11'1" min 14'1" max (4.71 x 3.39 min 4.31 max )

#### Bedroom Three

11'9" x 11'4" (3.59 x 3.46 )

#### Bathroom

6'11" x 12'0" (2.13 x 3.66 )

#### Loft Room One

11'6" x 12'2" into eaves (3.52 x 3.72 into eaves )

#### Loft Room Three

15'8" x 18'7" (4.80 x 5.67 )

#### Loft Room Two

13'8" x 12'1" into eaves (4.18 x 3.70 into eaves )

#### Loft Room Four

5'2" x 15'0" into eaves (1.60 x 4.59 into eaves )

#### Garage

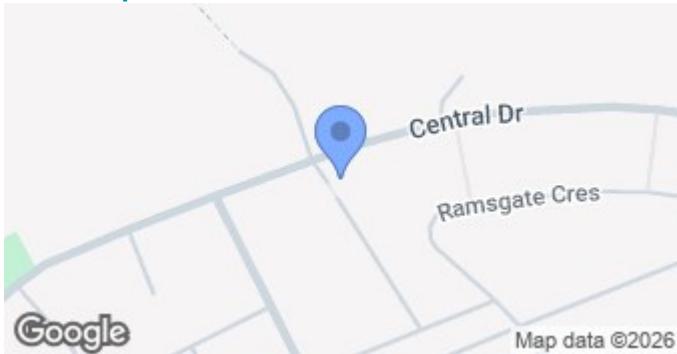
20'6" x 7'3" min (6.25 x 2.21 min )



- Private Off Road Parking
- Unique Property Rooms
  - Desirable Location
  - Gas Central Heating
- Local Schools and Parks
- Detached Summer House
  - Council Tax Band - E
  - EPC -



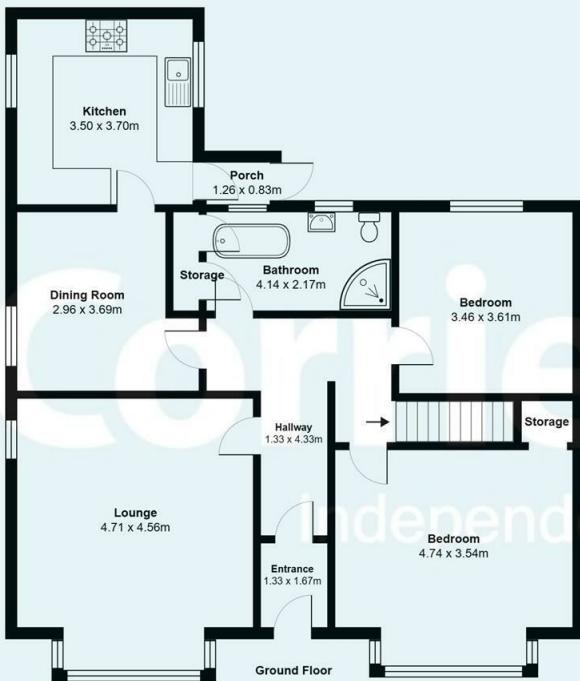
## Road Map



## 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	