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INDEPENDENT SALES & LETTING AGENTS



# 9 Redoak Avenue

## Barrow-In-Furness, LA13 0LE

**Offers In The Region Of £320,000**

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# 9 Redoak Avenue

## Barrow-In-Furness, LA13 0LE

## Offers In The Region Of £320,000







*This well-presented bungalow in Roose offers a holistic escape from life, offering a charming garden, three spacious reception rooms and three bedrooms, the bungalow provides an elegant balance of social and private space. It's location means you are close to local transport links, local amenities and local schools making it a perfect choice for families, or for those seeking an easy laid back lifestyle.*

This impressive true bungalow offers an expansive and versatile single-story layout, designed to balance social living with well-segregated private accommodation.

upon arrival you are greeted by a small front garden, a driveway and an integrated garage. Stepping in through the front door you enter straight into a welcoming entrance hall featuring integrated storage cupboards for coats and shoes. To your right, the main living space unfolds into a generous lounge featuring a bay window which floods the room with natural lighting. From here, the property flows into an open-plan dining room, which further extends into a large, light-filled sun room with multiple double doors opening directly to the rear garden. The kitchen sits adjacent to the dining area, equipped with ample worktops and cooking facilities, with convenient access to the outside. The whole layout feels like the social hub of the home and feels bright and airy with a natural sense of flow.

Returning to the front door and turning left from the entrance hallway, the hallway connects the three well-proportioned bedrooms, offering plenty of space and flexible use. Serving the home is the bathroom complete with a bath and washbasin, a separate adjacent WC sits to the side. Completing this impressive property is the previously mentioned expansive integrated garage, ideal for secure vehicle parking, additional storage, or workshop potential.

### Reception

### Dining room
26'2" x 8'7" (8.00 x 2.62 )

### Kitchen
10'1" x 10'6" (3.09 x 3.21 )

### Bedroom One
21'0" x 8'10" (6.42 x 2.71 )

### Bedroom Two
12'0" x 9'2" (3.66 x 2.81 )

### Bedroom Three
8'11" x 8'3"/ (2.72 x 2.54/)

### Bathroom
5'4" x 5'1" (1.64 x 1.56 )

### WC
5'9" x 2'10" (1.77 x 0.87 )

### Garage
8'7" x 16'11" (2.62 x 5.16)



- Close to Local Transport Links
- Driveway and Garage
- Near to Amenities
- Gas Central Heating
- Council Tax Band - D
- Spacious Reception Rooms
- Rear Garden Space
- EPC - D
- PART EXCHANGED CONSIDERED





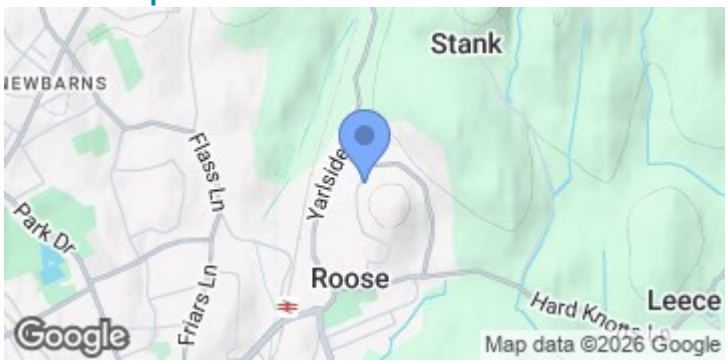




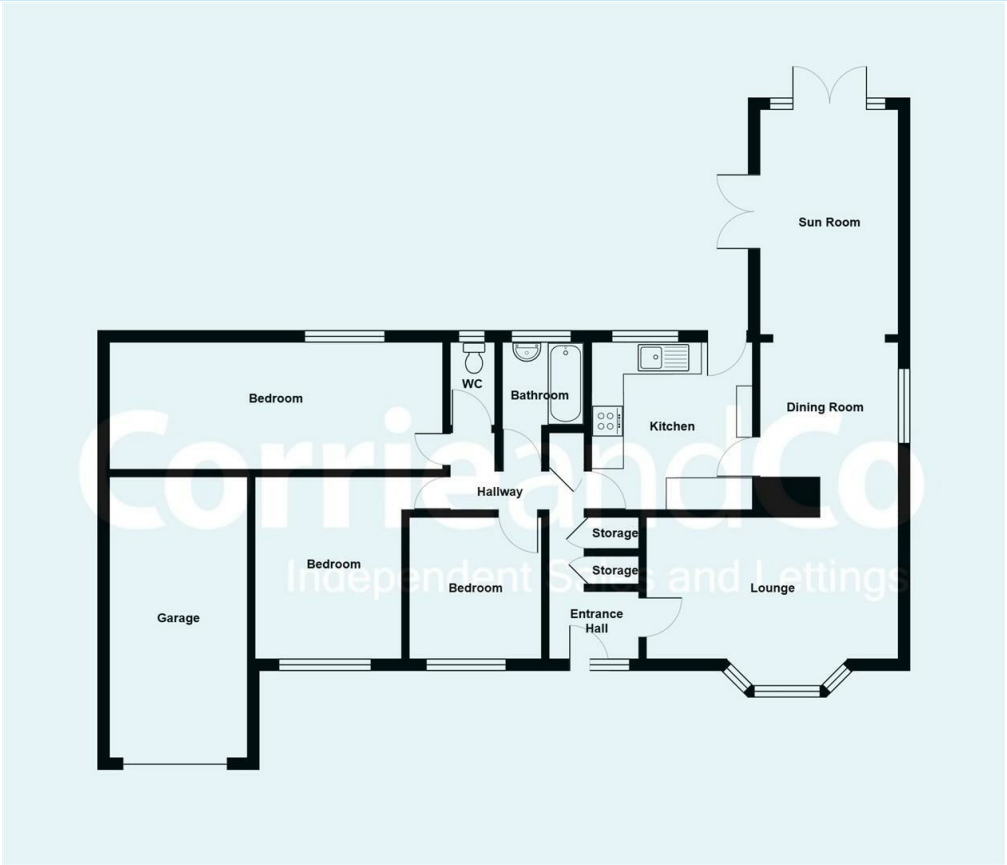
## Road Map




## Terrain Map




## Floor Plan




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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.

