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INDEPENDENT SALES & LETTING AGENTS

5 Leece Lane

Barrow-In-Furness, LA13 0JQ

Offers In The Region Of £190,000

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This well-presented two-bedroom property is situated in a popular and convenient location, offering easy access to a wide range of local amenities. The home benefits from gardens to both the front and rear, providing attractive outdoor space ideal for relaxation or entertaining. With its desirable setting and practical layout, the property is well suited to first-time buyers, downsizers, or investors seeking a home in a highly accessible area.

Upon entering the property, you are welcomed into a vestibule that leads directly into the lounge. The lounge is neutrally decorated and features an attractive fireplace, while also providing access to the staircase and the kitchen-diner. The kitchen-diner is fitted with stone grey, high-gloss, handleless wall and base units complemented by wood-effect work surfaces. Integrated appliances include a single oven, gas hob, and extractor fan, with additional space available for freestanding appliances.

To the first floor, there are two well-proportioned bedrooms and a bathroom. The principal bedroom is of a generous size and is positioned to the rear aspect of the property. The second bedroom is also spacious and benefits from grey wood-effect flooring. The bathroom is fitted with a modern three-piece suite comprising a vanity wash hand basin, WC, and a bath with an over-bath shower attachment.

To the rear of the property is a split level garden with lawn and patio ideal for outdoor seating and relaxation.

Entrance Vestibule
3'10" x 4'0" (1.17 x 1.23)

Lounge
12'7" x 14'5" (3.86 x 4.40)

Kitchen Diner
12'7" x 9'3" (3.86 x 2.82)

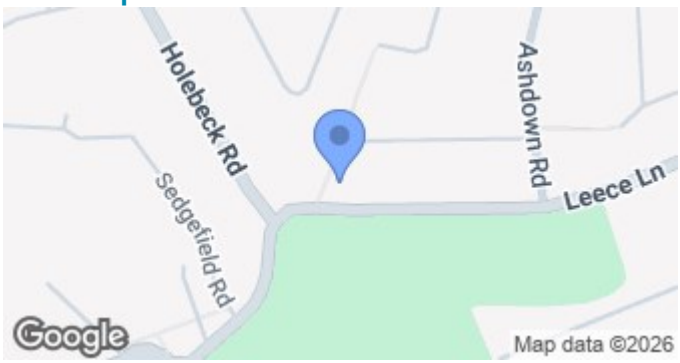
Bedroom One
12'7" x 9'3" (3.86 x 2.82)

Bedroom Two
12'7" x 8'2" (3.86 x 2.49)

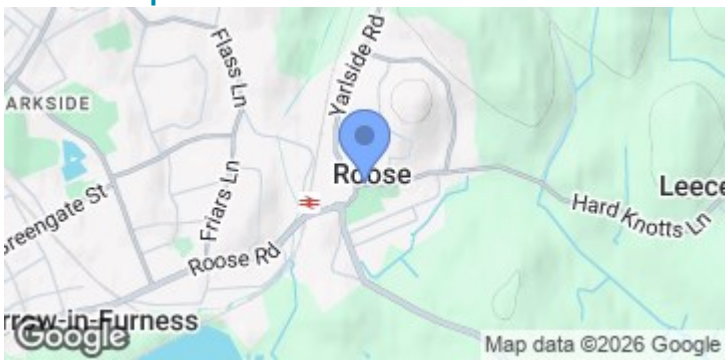
Bathroom
5'5" x 6'2" (1.67 x 1.88)

- Ideal for a Range of Buyers
- Close to Amenities
- Tasteful Decor Throughout
- Gas Central Heating
- Convenient Location
- Garden to Front and Rear
- Off Road Rear Parking
- Council Tax Band - B

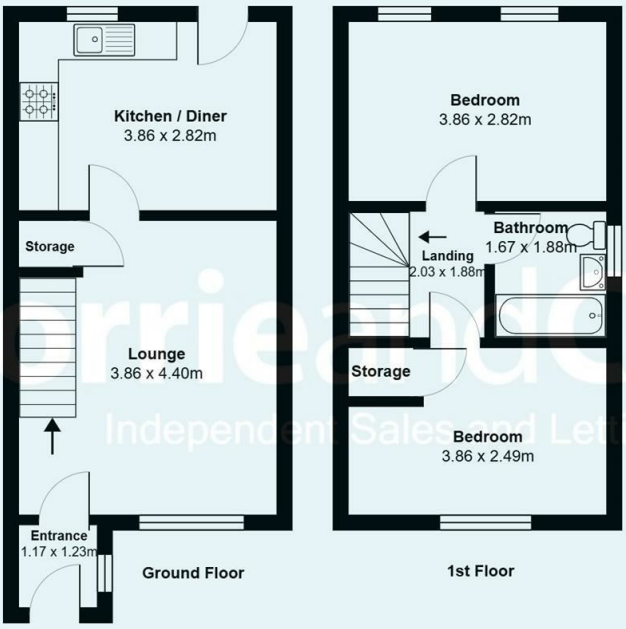
Road Map



Terrain Map



Floor Plan



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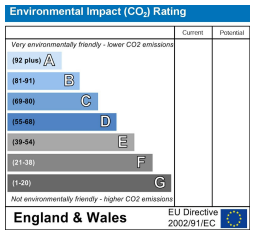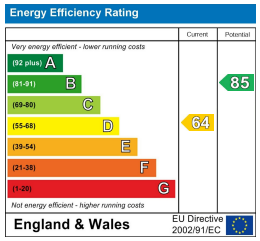
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