



## 67 Black Butts Lane

Barrow-In-Furness, LA14 3JZ

Offers In The Region Of £295,000



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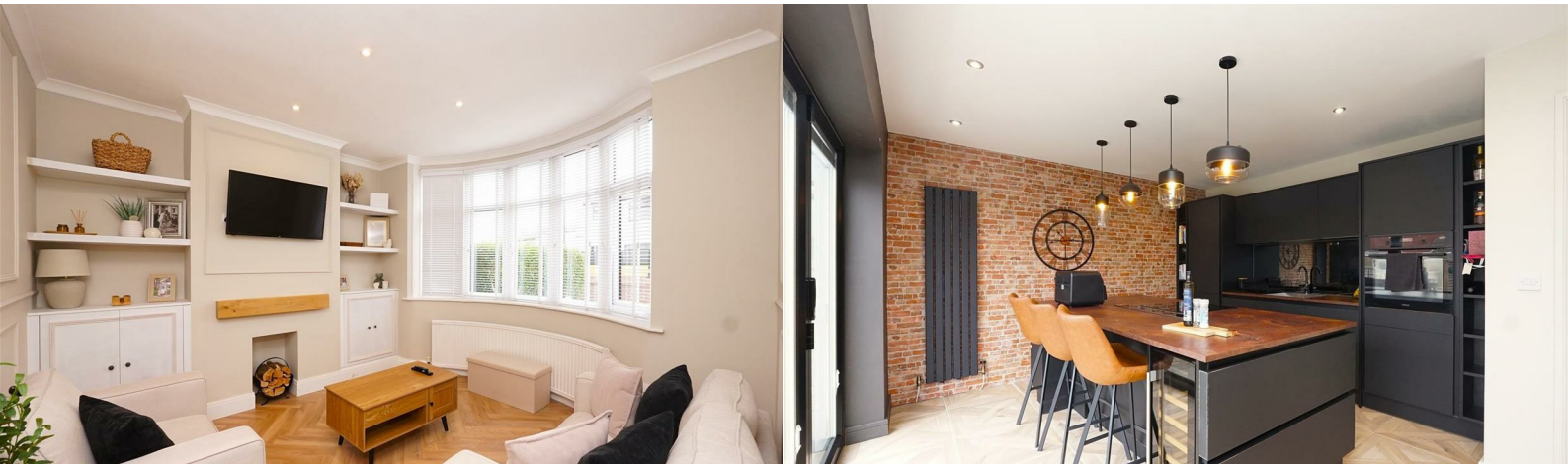
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# 67 Black Butts Lane

Barrow-In-Furness, LA14 3JZ

## Offers In The Region Of £295,000



*Fully renovated in 2021, this stylish semi-detached property is ready to move straight into. Featuring a gated driveway, the home offers modern open-plan kitchen, dining, and living space with a sleek new kitchen, plus a separate lounge for added flexibility. A practical utility room and downstairs WC add convenience. Upstairs boasts three well-proportioned bedrooms and a contemporary new bathroom. Outside, the private garden is perfect for entertaining with a newly laid patio and decking area. An ideal family home combining comfort, style, and space.*

The home is approached via a gated driveway, finished with an attractive block brick surface that enhances both practicality and curb appeal. The design provides secure off-street parking while creating a welcoming first impression.

As you enter the property you arrive into the hallway which provides access to the staircase, lounge and kitchen diner. The lounge is a light and airy room, beautifully presented with neutral décor and elegant coving, complemented by a charming bay window that fills the room with natural light. The kitchen diner is where the house is truly special. Looking to the right the striking red brick wall stands out against the dark cabinets featuring a wine fridge and a full integrated fridge freezer. The beautiful hanging lights above the red granite effect island helps to give the whole aesthetic an industrial feel. The back wall features tri-folding doors that effortlessly flows into the garden. Back inside the under stairs cupboard provides space for a cloak room whilst the remaining space in the kitchen provides ample space for an open plan dining area. Finishing the downstairs we have a handy utility space and modern WC for guest and family convenience.

To the first floor there are two main bedrooms, a versatile box room suitable for a study or a nursery and a bathroom. The first bedroom is situated to the front aspect of the property and has been tastefully decorated and fitted with carpeting. The room also boasts a bay window and fitted wardrobes. The second bedroom is a generous size which has neutrally decorated and fitted with wood effect flooring. The third bedroom has been tastefully decorated and fitted with grey carpeting. The bathroom has been fitted with a three piece suite comprising of a low level flush WC, vanity sink and a bath with an over bath thermostatic shower attachment.

The property benefits from a well-designed rear garden, featuring a spacious patio decking area ideal for outdoor dining and entertaining. Beyond the decking lies a neatly kept lawn, providing a pleasant green space for relaxation or play. To the rear stands a modern composite shed, offering durable and low-maintenance storage.

### Lounge

12'0" x 12'10" (3.67 x 3.92 )

### Kitchen Diner

26'7" x 12'10" max (8.11 x 3.92 max )

### Utility

7'1" x 5'3" (2.16 x 1.61)

### WC

7'1" x 2'11" (2.18 x 0.89)

### Bedroom One

13'5" x 11'5" (4.09 x 3.48 )

### Bedroom Two

12'5" x 11'3" (3.81 x 3.43 )

### Bedroom Three

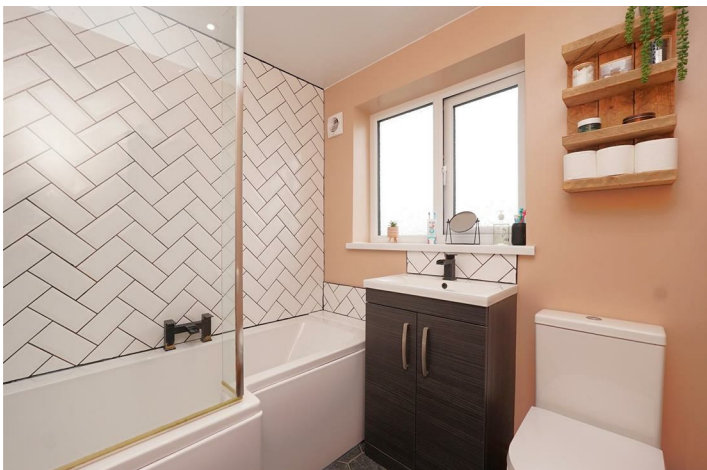
6'9" x 9'4" (2.06 x 2.86 )

### Bathroom

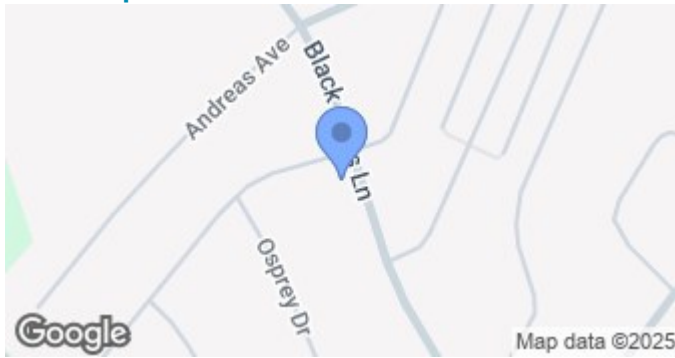
6'3" x 6'0" (1.91 x 1.84 )



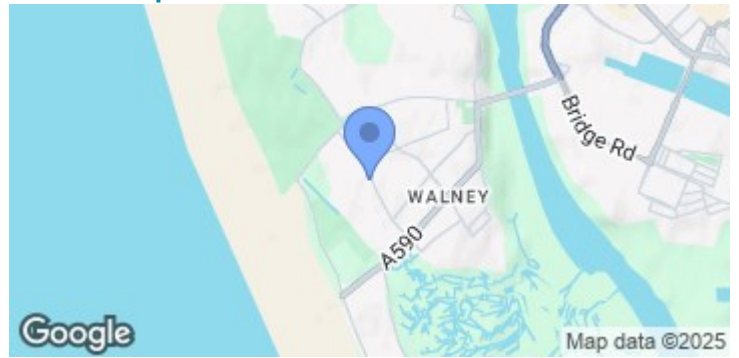
- Ideal Family Home
- Modern Decor Throughout
- Close to Amenities
- Garden to Rear
- Gas Central Heating
- Popular Location
- Open-plan Living
- Gated Driveway
- Double Glazing
- Council Tax Band - B



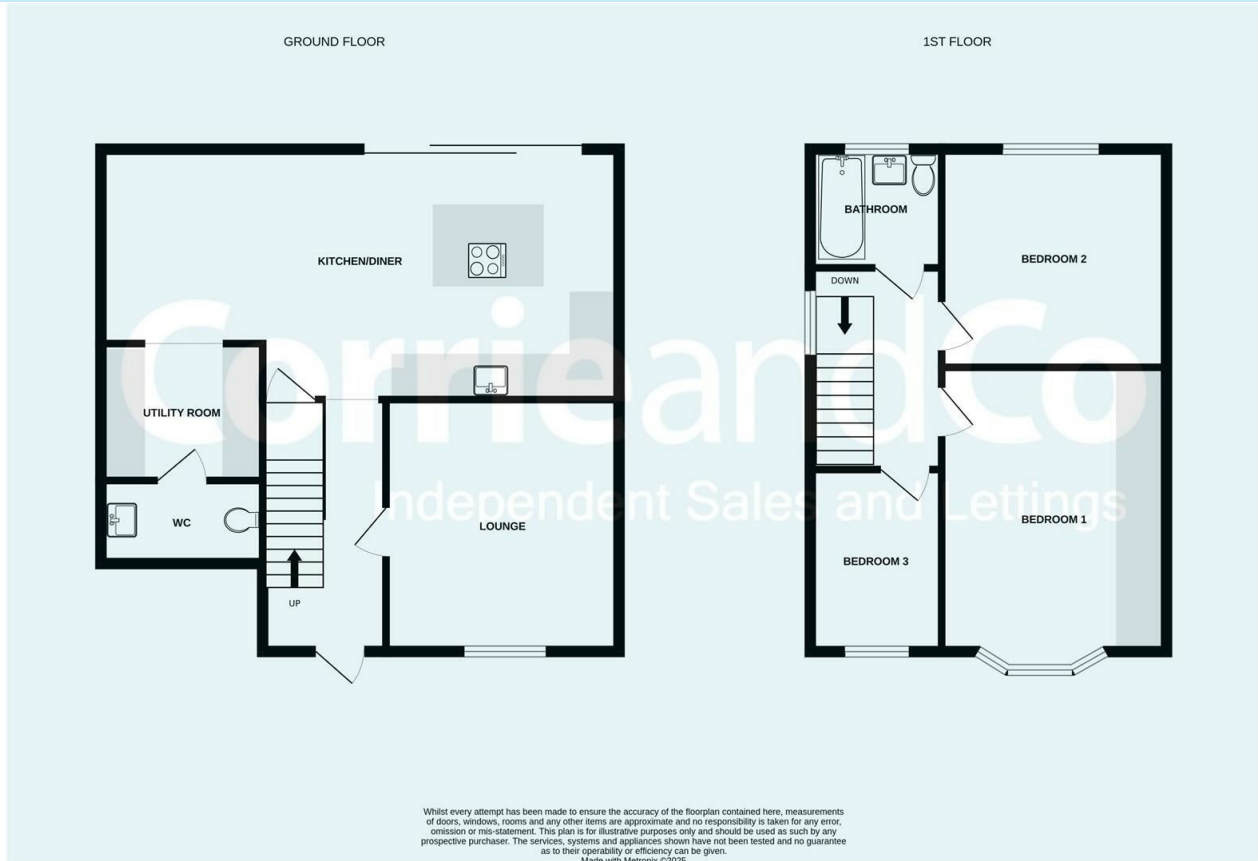
## Road Map



## 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.

