



## 31 Victoria Avenue

Barrow-In-Furness, LA14 5JZ

Asking Price £250,000





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*A beautiful Victorian family home, located in a sought after area. This home has great balance of modern and traditional features. The property has three spacious bedrooms, two reception rooms and a large kitchen diner. There is a yard to the rear. This property is ready to move straight in to.*

Upon entering the property, you are welcomed into a central entrance hallway that sets the tone for the well-planned accommodation throughout. To the front of the home is a bright and spacious lounge, enhanced by a bay window that fills the room with natural light and creates an inviting main living area. This room has a welcoming fire to the centre of the room, with grey decorated walls and carpets. Continuing through the hallway, you'll find a versatile cinema room, ideal as a second reception room, media space, or snug. This room offers flexibility to suit modern living needs. The hallway then opens into a well-positioned dining area, providing an excellent space for family meals and entertaining with double doors leading to the yard. Adjacent to this is the kitchen, thoughtfully laid out with ample workspace and storage. A ground-floor WC is also located off the hallway, ideal for guests.

Stairs lead to the first-floor landing, which provides access to all bedrooms and facilities. The property boasts three well-proportioned bedrooms. The master bedroom is a great size and is located at the front of the house and offers generous space for bedroom furniture. Two further bedrooms, positioned to the rear and centre, are ideal for family members, guests, or use as a home office. Both bedrooms have neutral décor, making the rooms perfect for adding your own touch. A centrally located family bathroom includes a corner shower, WC, and wash basin, this room has white walls and black tiles to the floor. Completing the first floor is a storage cupboard providing valuable additional space for household essentials.

To the rear of the property there is a yard ideal for outdoor seating and entertainment, and a garage for storage.

### Hallway

### Reception

11'10" x 16'8" (3.61 x 5.09)

### Reception Two

9'10" x 14'6" (3.00 x 4.43)

### Kitchen Diner

10'0" x 18'2" (3.05 x 5.56)

### Wc

5'6" x 2'5" (1.68 x 0.75)

### Bedroom One

15'10" x 13'6" (4.85 x 4.14)

### Bedroom Two

14'6" x 9'11" (4.42 x 3.04)

### Bedroom Three

9'10" x 11'6" (3.01 x 3.53)

### Shower Room

6'4" x 6'9" (1.95 x 2.06)

### Garage

17'0" x 8'8" (5.19 x 2.65)



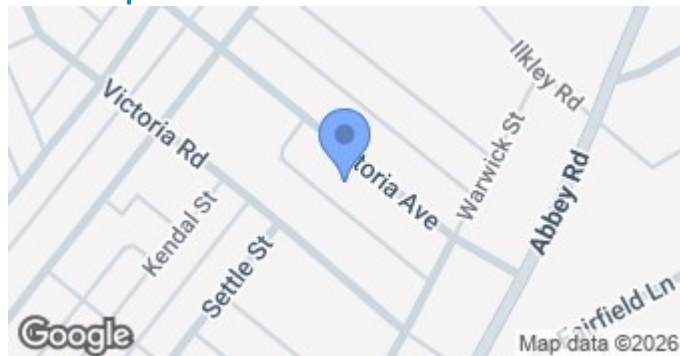
- Three Bedrooms
- Traditional Period Features
- Close To Local Schools
- Sought After Location

- Ideal Family Home
  - Modern Décor
  - Rear Yard
- Council Tax Band - B

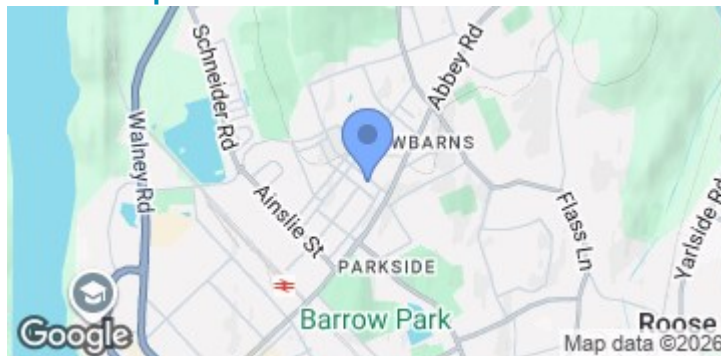




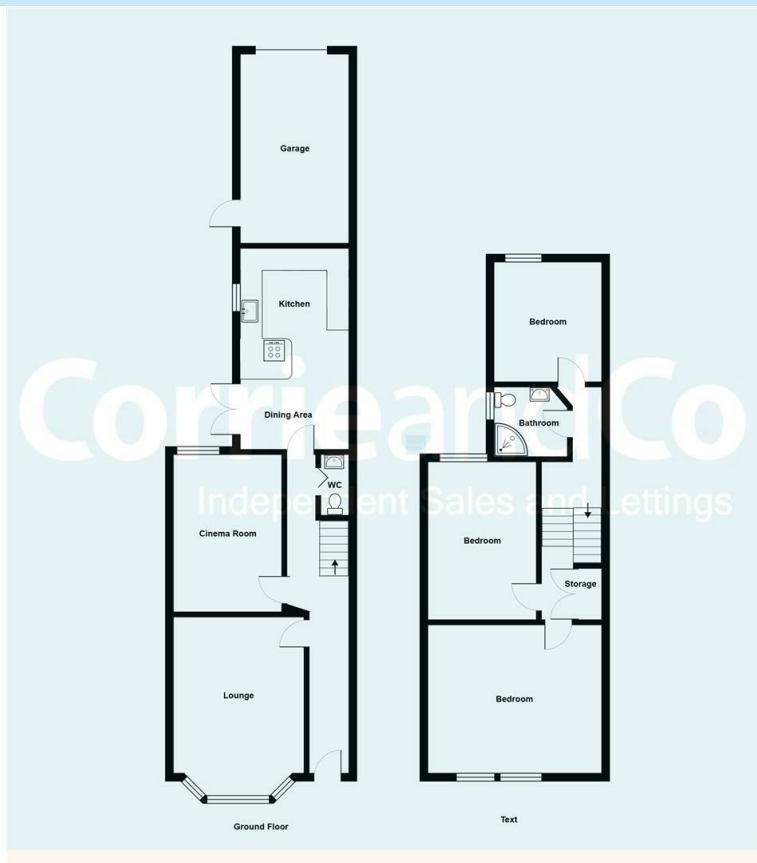
Road Map



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.

