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INDEPENDENT SALES & LETTING AGENTS



33 Lyndale Avenue

Barrow-In-Furness, LA13 9AR

Offers In The Region Of £270,000

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Situated in a popular and sought-after location, this attractive semi-detached family home offers spacious and comfortable accommodation, ideal for families and first-time buyers alike. The property benefits from three well-proportioned bedrooms, neutral décor throughout, and a welcoming feel, ready for its next owners to move straight in. Externally, there are gardens to both the front and rear, providing pleasant outdoor space for relaxing and entertaining, together with a garage and convenient off-road parking. A fantastic opportunity to acquire a lovely family home in a desirable location, with plenty to offer.

Entering the property via the front porch, you are welcomed into the entrance hall, which provides access to the principal ground floor accommodation and staircase leading to the first floor.

The property boasts two generous reception rooms, both featuring fitted carpets and gas fires, creating comfortable and inviting spaces for relaxing and entertaining. The main reception room benefits from an attractive bay window, allowing plenty of natural light to flow through, whilst the second reception room offers further versatile family living space.

The kitchen is fitted with a range of units, laminate worktops and an integrated single oven, with vinyl flooring. There is access through to a separate utility room, providing additional practicality and space for appliances.

The ground floor also benefits from a bathroom, along with the added convenience of an integral garage, offering useful storage or potential for a variety of uses, subject to any necessary consents.

To the first floor, the landing provides access to three well-proportioned bedrooms, making this an ideal home for families.

The family bathroom comprises a bath, wash hand basin and WC, with tiled walls, lino flooring and a thermostatic shower over the bath.

The rear garden is a lovely feature of the property, offering a good-sized, established outdoor space. Mainly laid to lawn, the garden is complimented by well-stocked borders, mature hedging providing a good degree of privacy, and a paved patio area ideal for outdoor seating and entertaining. A pathway leads down the garden to a greenhouse, making this an ideal space for gardening enthusiasts.

Porch
5'10" x 4'0" (1.80 x 1.22)

Reception One
13'7" x 11'4" (4.15 x 3.47)

Reception Two
19'11" x 11'4" (6.08 x 3.47)

Kitchen
14'10" x 5'9". in 9'11" max (4.54 x 1.77. in 3.03 max)

Utility
6'4" x 3'10" (1.95 x 1.18)

Shower Room
8'8" x 3'2" (2.65 x 0.98)

Bedroom One
13'6" x 10'11" (4.12 x 3.35)

Bedroom Two
11'10" x 10'6" (3.63 x 3.21)

Bedroom Three
6'4" x 7'4" (1.95 x 2.26)

Bathroom
6'7" x 6'6" (2.02 x 2.00)

Rear porch
2'11" x 12'8" (0.89 x 3.88)



- Semi-Detached Family Home
- Neutral Decor Throughout
- Garden To Front And Rear
- Double Glazing
- Popular Location
- Garage And Off Road Parking
- Gas Central Heating
- Council Tax Band - C





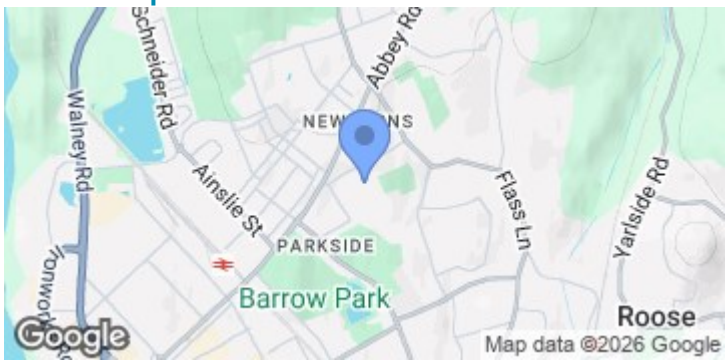




Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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.

