

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 128 Roose Road

Barrow-In-Furness, LA13 9RL

Offers In The Region Of £179,950



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# 128 Roose Road

Barrow-In-Furness, LA13 9RL

## Offers In The Region Of £179,950



*Three-bedroom mid-terrace property situated in a convenient location close to a wide range of local amenities. The home features neutral décor throughout, providing a blank canvas for buyers to personalise. Externally, there is a yard to the rear offering useful outdoor space. An ideal purchase for a variety of buyers including first-time buyers, families, or investors seeking a well-located property.*

Entering the property from the front, you arrive directly into the lounge, a spacious reception room positioned at the front of the house. A bay-style window provides natural light, making it a comfortable living area suitable for sofas and entertainment furniture.

Moving through a doorway toward the rear of the property, you enter the dining room. This room sits centrally within the ground floor and serves as a natural transition between the living area and the kitchen. It offers enough space for a dining table and chairs, making it ideal for everyday meals or entertaining guests. Continuing toward the back, you reach the kitchen. The kitchen is arranged along the right-hand side wall with workspace for cooking and food preparation. Adjacent to the kitchen is a ground-floor bathroom, equipped with a bath, sink, and toilet. At the very rear of the ground floor, a door leads to a store room, providing useful storage space for household items, pantry supplies, or cleaning equipment. Near the dining room area is the staircase leading to the first floor.

At the top of the stairs, a small landing connects all three bedrooms and the upstairs bathroom. To the rear of the property is the first bedroom, which is well-sized and located next to the family bathroom on this level. The bathroom contains a bath, toilet, and sink. Moving along the landing, the second bedroom sits in the middle of the floor. This room could function as a guest bedroom, children's room, or home office. At the front of the property is the third bedroom, the largest of the three, benefiting from a large window that allows plenty of natural light.

### Reception One

11'5 x 15'7 (3.48m x 4.75m)

### Reception Two

13'0 x 9'7 (3.96m x 2.92m)

### Kitchen

9'0 x 11'0 (2.74m x 3.35m)

### Shower Room

5'3 x 8'8 (1.60m x 2.64m)

### Bedroom One

12'7 x 15'2 (3.84m x 4.62m)

### Bedroom Two

13'1 x 9'7 (3.99m x 2.92m)

### Bedroom Three

10'8 x 9'0 (3.25m x 2.74m)

### Bathroom

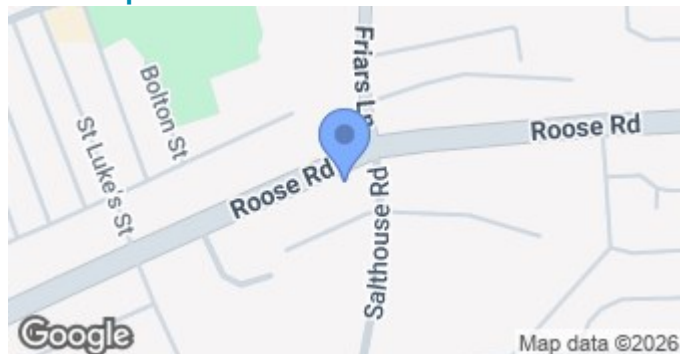
6'3 x 5'9 (1.91m x 1.75m)



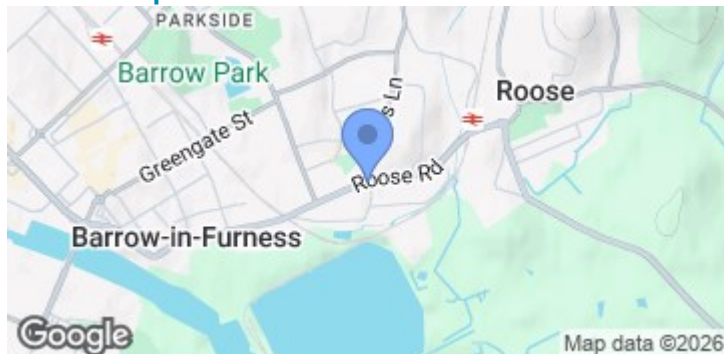
- Ideal for a Range of Buyers
- Neutral Decor Throughout
  - Rear Yard
  - Gas Central Heating
- Convenient Location
- Close to Amenities
  - Double Glazing
  - Council Tax Band - A



## Road Map

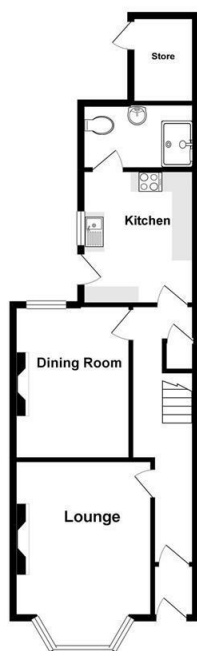


## Terrain Map

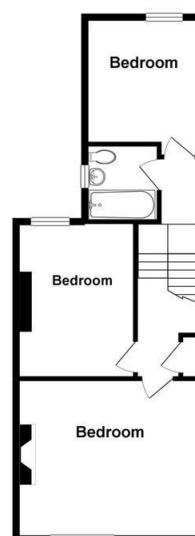


## Floor Plan

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made to their operability or efficiency can be given.  
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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.

