



## 10 Osprey Drive

Barrow-In-Furness, LA14 3JS

Offers In The Region Of £290,000



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*This delightful semi-detached house offers a perfect blend of comfort and practicality. Built in 1970, the property has been well-maintained and is ready to welcome its new owners. The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. The location on Osprey Drive is particularly appealing, being close to local amenities and beautiful outdoor spaces.*

Welcome to 10 Osprey Drive, a fantastic family home located on the ever-popular Walney Island. This property offers plenty of practical space from the moment you arrive, featuring a private driveway and the significant advantage of two garage spaces.

Stepping inside, the ground floor is designed with a spacious layout. The large lounge provides a comfortable area for relaxation and family time. Towards the rear, the kitchen is impressively sized, finished with traditional wooden cabinets and black worktops that offer plenty of preparation space.

Conveniently located off the kitchen is a separate utility space, perfect for keeping laundry and household tasks tucked away, along with a downstairs WC for guests. Completing the ground floor is a rear conservatory, which offers a bright and versatile space that could be used as a secondary sitting room, playroom, or dining area while overlooking the large rear garden.

Moving upstairs, the floorplan consists of three well-proportioned bedrooms. Each room provides ample space for beds and additional storage furniture. The family bathroom is also located on this level, completing the interior of the home.

Outside, the large rear garden offers a wonderful space for outdoor activities, gardening, or entertaining during the warmer months. The property also features useful solar panels which help to reduce the costs of household bills.

### Vestibule

5'10" x 4'3" (1.80 x 1.32 )

### Reception

13'10" x 13'0" (4.23 x 3.97 )

### Kitchen Diner

16'11" x 10'5" (5.18 x 3.20)

### Utility

7'7" x 8'4" (2.32 x 2.56 )

### Wc

3'3" x 7'6" (1.01 x 2.29 )

### Bedroom One

9'9" x 13'0" (2.98 x 3.98 )

### Bedroom Two

10'7" x 9'9" (3.24 x 2.98 )

### Bedroom Three

6'8" x 13'11" max 11'1" min (2.04 x 4.26 max 3.39 min )

### Bathroom

7'2" x 6'8" (2.20 x 2.05 )

### Conservatory

11'10" x 10'5" (3.61 x 3.18 )

### Garage

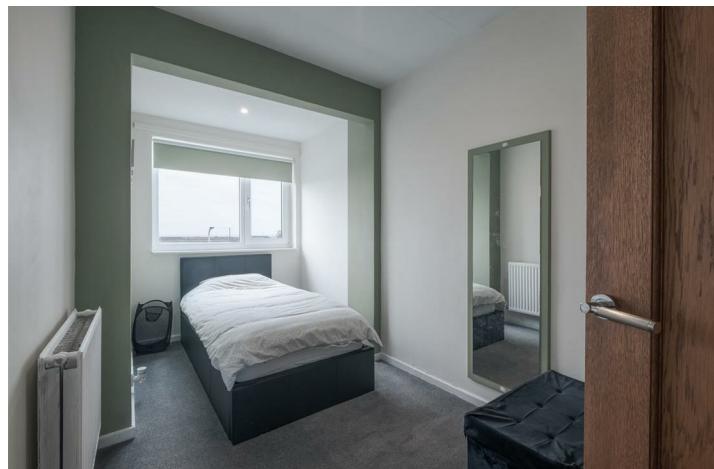
8'7" x 19'10" (2.63 x 6.06)

### Garage Two

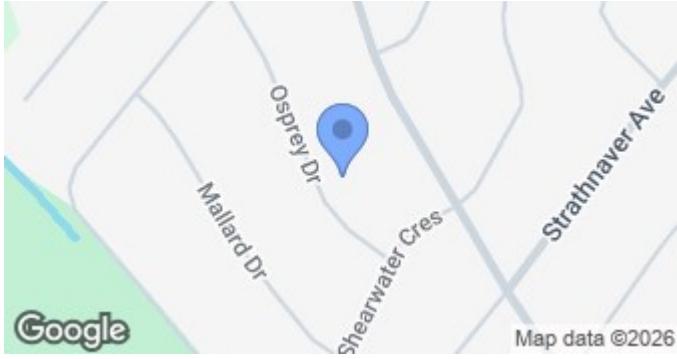
19'3" x 9'11" (5.88 x 3.04 )



- Desirable Location
- Private Off Road Parking
- Separate Utility Room
- Gas Central Heating
- Two Garage Spaces
- Rear Garden Space
- Council Tax Band - C
- EPC -



## 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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	