



## 47 Victoria Road

Barrow-In-Furness, LA14 5NW

Offers In The Region Of £190,000



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# 47 Victoria Road

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## Offers In The Region Of £190,000



*Beautifully presented home situated in a sought-after location close to local amenities, schools, and transport links. The property boasts tasteful décor throughout, blending modern style with charming traditional features. To the rear, there is a private enclosed yard—ideal for relaxing or entertaining. Perfect for families or first-time buyers seeking a move-in-ready home in a desirable area.*

Approaching the property, a small forecourt sets a welcoming tone before reaching the front door. Stepping inside, you're greeted by a beautiful entrance hall featuring classic mosaic tiling, offering an immediate sense of character and charm.

To the right, the cosy and inviting lounge features carpeting, a large bay window that fills the room with natural light, and a gas fireplace that serves as a focal point. Elegant alcove shelving flank the fireplace with subtle downlights. Continuing through to the dining room, another gas fireplace sits beneath a rustic wooden beam, enhancing the homely atmosphere. A doorway opens out onto the rear yard, allowing sunlight to flood the room and helps create a seamless connection between indoor and outdoor living.

At the back of the home, the kitchen offers generous worktop space, complemented by attractive wooden cabinetry that combines practicality with style. A separate utility room ideal for additional storage.

Upstairs, two spacious bedrooms provide comfortable retreats, with the main bedroom boasting a charming bay window. A third smaller room offers versatility, ideal for a nursery, home office, or study. Completing the home is the three-piece family bathroom, thoughtfully designed to balance comfort and convenience.

### Reception One

13'10" x 11'10" (4.24 x 3.62 )

### Reception Two

10'4" x 12'11" (3.16 x 3.94 )

### Kitchen

8'11" x 7'8" plus 9'10" x 5'4" (2.74 x 2.36 plus 3.01 x 1.65 )

### Bedroom One

11'7" x 11'10" (3.55 x 3.63 )

### Bedroom Two

12'11" x 10'5" (3.96 x 3.19 )

### Bedroom Three

8'5" x 7'6" (2.57 x 2.30 )

### Bathroom

5'2" x 7'6" (1.59 x 2.31 )

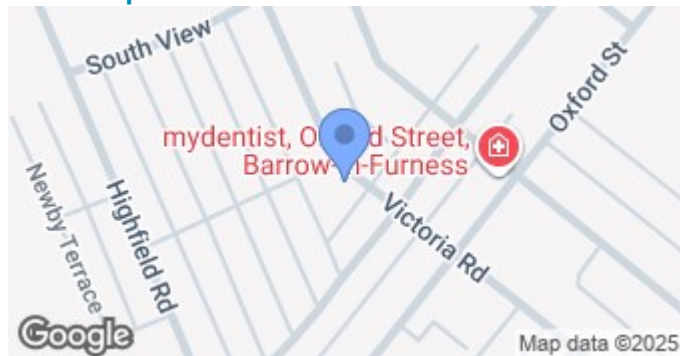


- Ideal Family Home
- Close to Amenities
  - Rear Yard
- Gas Central Heating
- Popular Location
- Traditional Features Throughout
  - Double Glazing
  - Council Tax Band - C

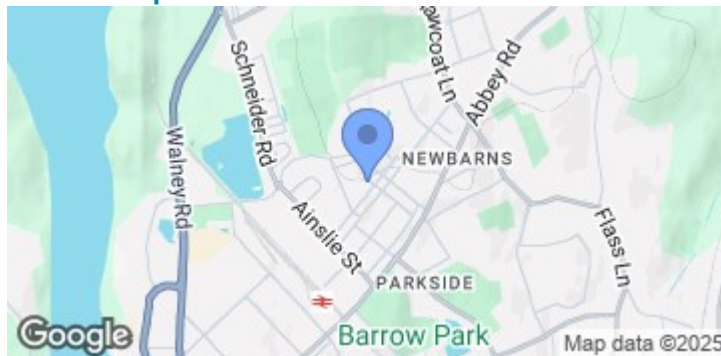




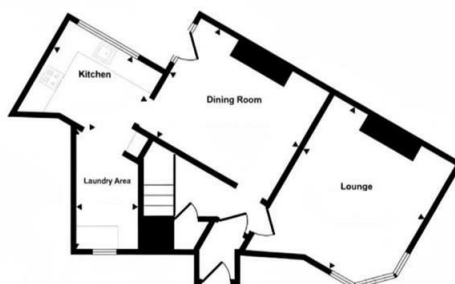
## Road Map



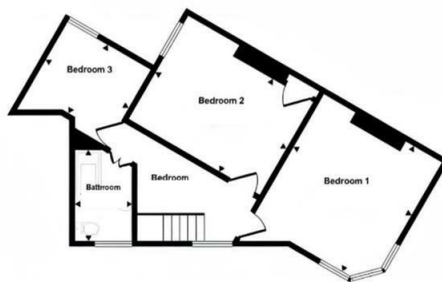
## Terrain Map



## Floor Plan



Ground Floor



First Floor

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