

3 Bed Detached In Mulberry Way , Barrow-In-Furness, LA13 0RR £260,000





SHORT DESCRIPTION

Property Ref: 15511 3-Bedroom Split-Level Detached House. Situated in the popular area of Roose in an excellent spot. Quiet, with views over the town to the ocean, and views to the rear over rolling countryside. Lower Floor: Drive, Garage, Kitchen Diner, Workshop and Cellar. Stairs to upper floor. Upper Floor: Lounge, Conservatory, Flexible open-plan area, 3 bedrooms, Garden Lower Floor: Drive and Garage, with large workshop and Cellar. Kitchen Diner with built-in electric cooker and gas hob with hood above. Dining area and large pantry. Stairs leading to upper floor Upper Floor: Entrance Hall - With laminate floor. Storage and Linen Cupboard. Loft access hatch. Large flexible area that can be used for a variety of purposes. Lounge - laminate floor, fire surround with gas fire. Conservatory with laminate floor, with views to rear garden and rolling countryside beyond. Master Bedroom with laminate flooring, built-in wardrobes and storage cupboards. View to front. Bedroom two - carpeted floor. View to front. Bedroom three - carpeted floor. View to front. Bathroom - tiled and panelled room with low flush WC, wash hand basin and bath with shower over and shower screen. Gardens: To the front of the property there is a private drive leading to the garage and a small garden with plants and shrubs. To the rear of the property there is a sizeable garden with views out over rolling countryside. Property Type: Detached Full selling price: £260000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: D Measurement: 1510 sq.ft. Outside Space: Rear Garden Parking: Garage, Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

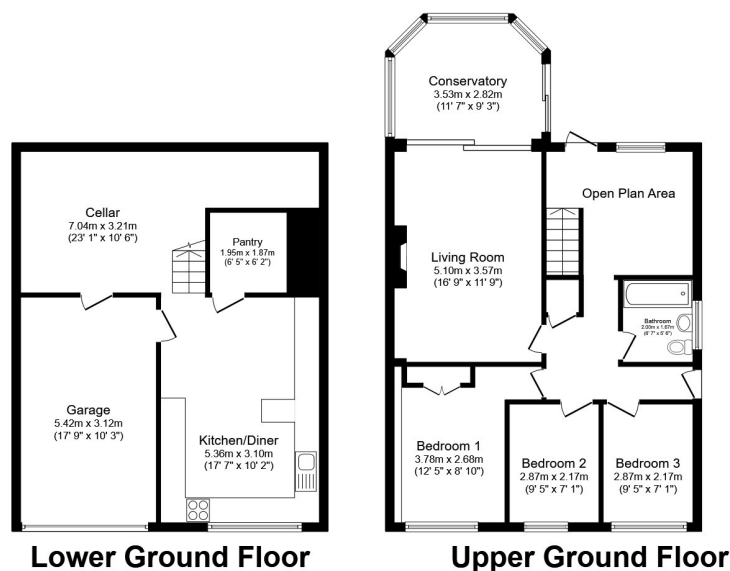
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 140.2 sq.m. (1,510 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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