

FREEHOLD



# 6 ROSSE FIELD, BARROW-IN-FURNESS, LA13 9RF

## £350,000

### FEATURES

Family Sized Detached Home  
Occupying Attractive Corner  
Plot

One Owner From New

Gas CH System & uPVC DG

Entrance Porch, Hallway &  
Lounge

Gardens Front & Rear,  
Driveway

Cloaks/WC, Dining Room  
& Modern Kitchen

Utility Room & Integral  
Garage

Three Double Bedrooms  
& Luxury Bathroom

Early Inspection Advised



1



2



3



Garage,  
Off Road  
Parking



A rare opportunity to acquire a beautifully maintained modern family home, constructed circa 1990 and offered to the market for the first time since new by its original owner. Occupying a desirable corner plot within a quiet cul-de-sac of similarly styled properties, this impressive residence enjoys a private and peaceful setting while delivering comfortable, contemporary family living. Externally, the property benefits from off-road parking, an integral garage, and well-tended gardens to both the front and rear. The accommodation is generously proportioned and thoughtfully arranged to meet the needs of modern family life. The ground floor comprises of an entrance porch leading into a welcoming hallway, a convenient cloaks/WC, and a spacious lounge featuring a gas fire with an attractive Adams-style surround. There is a well-sized dining room ideal for entertaining, alongside a modern fitted kitchen with integral appliances. From the kitchen, access is provided to a practical utility room and the integral garage. To the first floor are three excellent double bedrooms, complemented by a luxurious four-piece family bathroom. The gardens to the front and rear are a particular highlight, offering ample space for both relaxation and entertaining. The rear garden features a lawned area, generous side access, and a charming summer house, creating a versatile outdoor space suitable for all seasons. Ideally positioned on the edge of Barrow town, the property enjoys the best of both worlds - a semi-rural feel while remaining conveniently close to local amenities. Tesco Metro, Roose train station, and a selection of popular public houses including The Ship, Crofters, and Roose Conservative Club are all within easy reach. Families will also appreciate the property's location within the catchment area of the highly regarded Roose Primary School and Yarlsdale Academy. Further enhancing this attractive home is a gas central heating system and uPVC double glazing throughout.

Accessed through a PVC door into:

#### ENTRANCE PORCH

Entrance door with matching side panels, and glass panelled door with matching side panel to:

#### HALLWAY

Radiator and modern contemporary décor. Provides access to lounge, kitchen, cloaks/WC and stairs to first floor.

#### CLOAKS/WC

Modern two-piece suite comprising of WC and wash hand vanity basin. Tiling and uPVC frosted glazed window to the front.

#### LOUNGE

*13' 2" x 13' 2" (4.01m x 4.01m)*

Coal effect living flame gas fire with brass trim, marble effect back and plinth and Adam's style surround. Radiator, uPVC double glazed window to front and feature archway to:

#### DINING ROOM

*9' 0" x 10' 6" (2.74m x 3.2m)*

Wood laminate flooring, space for a dining table and radiator. UPVC French style double glazed double doors to rear garden and uPVC double glazed window to side. Door to:

#### KITCHEN

*8' 10" x 11' 7" (2.69m x 3.53m)*

Fitted with a range of base, wall and drawer units, including pan drawer, with marble effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Four-ring electric hob, extractor hood, twin electric ovens, dishwasher and radiator. UPVC double glazed window to rear and door to:

#### UTILITY ROOM

*8' 8" x 8' 1" (2.64m x 2.46m)*

Base and wall units with complementary worktops and stainless steel sink. Plumbing for washing machine, space for a dryer, radiator and cupboard housing the combination boiler for the heating and hot water system. External door to rear garden and uPVC frosted glazed window to rear. Integral door to:



#### **GARAGE**

16' 10" x 8' 6" (5.13m x 2.59m)

Electric roller door and light and power points.

#### **FIRST FLOOR LANDING**

Roof window, storage cupboard and provides access to all upper rooms.

#### **BEDROOM**

9' 5" x 11' 1" (2.87m x 3.38m)

Radiator and uPVC double glazed window to front.

#### **BEDROOM**

13' 1" x 11' 1" (3.99m x 3.38m)

UPVC double glazed window to rear and radiator.

#### **BEDROOM**

8' 11" x 11' 1" (2.72m x 3.38m)

Radiator and uPVC double glazed window to rear.

#### **BATHROOM**

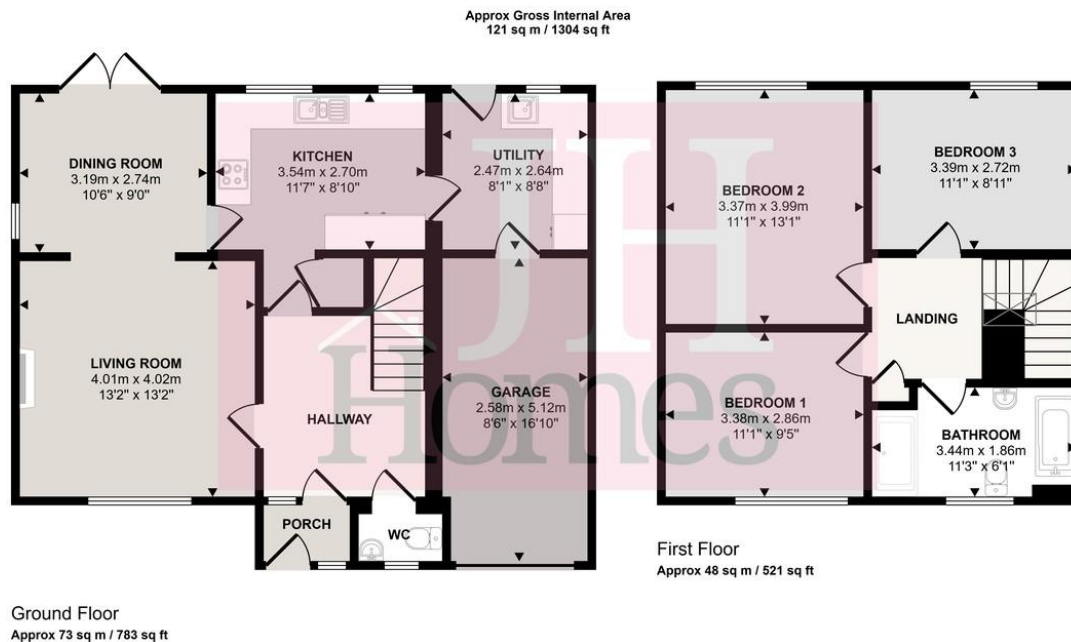
Luxury four-piece suite comprising of WC, wash hand vanity basin, shower cubicle and bath.

Heated towel rail, tiling, LED lighting and uPVC double glazed window to front.

#### **EXTERIOR**

Ample driveway with access to front entrance door, garage and side aspect access to rear garden, which is well established, laid mostly to lawn and enclosed for privacy considerations.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

#### DIRECTIONS:

On entering Barrow via Abbey Road from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout, turn left into Flass Lane. Continue past Tesco Metro and Roose Station. At the junction turn right onto Roose Road and first right into Rosse Field.

The property can be found by using the following "What Three Words":

<https://w3w.co/pills.remote.tolls>

### EPC TO FOLLOW



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.