

FREEHOLD



35 BAY VIEW GROVE, BARROW-IN-FURNESS, LA13 0EQ

£110,000

FEATURES

Realistically Priced Mid
Terrace

Rare Purchase Opportunity

Requires Some Updating -
Asking Price Reflected

Gas CH System & uPVC DG

Hallway & Lounge

Dining Room & Breakfast
Kitchen

Three Bedrooms,
Bathroom & WC

Garden To Rear

No-Chain Involved

Early Inspection Advised



On Road
Parking



Beautifully positioned in a highly sought-after location, this realistically priced and rarely available extended three-bedroom mid-terrace family home presents an excellent opportunity for buyers seeking spacious accommodation with fantastic potential. Occupying a favourable plot with gardens to both the front and rear, the property offers generous living space and is ideally suited to family life. Early internal inspection is strongly recommended to fully appreciate the space and opportunity on offer. The home is conveniently located within walking distance of local amenities including the Co-op, schools, Tesco Metro and Roose railway station, while excellent bus routes provide easy access to and from Barrow town centre. The property benefits from UPVC double glazing and gas central heating system powered by a modern condensing combination boiler. While some updating and modernisation would enhance the property, this has been thoughtfully reflected in the attractive and competitive asking price. The comfortable accommodation briefly comprises of entrance hallway, lounge, separate dining room, breakfast kitchen with external access to the rear garden, three well-proportioned bedrooms, bathroom and separate WC. Externally, the property enjoys a neat lawned garden to the front together with a generous enclosed rear garden, also mainly laid to lawn - ideal for families, outdoor entertaining, or future landscaping. A truly fantastic and seldom-available opportunity to acquire a spacious family home with enormous potential. Early viewing is highly recommended.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Entrance door, access to lounge, dining room and kitchen plus stairs to the first floor.

LOUNGE

15' 11" x 11' 5" (4.85m x 3.48m) max
UPVC double glazed windows to the front and rear, electric fire with feature surround, traditional style décor and radiator.

DINING ROOM

12' 0" x 7' 10" (3.66m x 2.39m) max
UPVC double glazed window to front and door to:

KITCHEN/BREAKFAST ROOM

6' 11" x 14' 0" (2.11m x 4.27m)
Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating sink with drainer, mixer tap and splash back tiling. UPVC double glazed bay window to rear, gas cooker point, plumbing for washing machine and external PVC door to rear garden.

FIRST FLOOR LANDING

Storage cupboard housing combination boiler for heating and hot water system and doors to all upper rooms.

BEDROOM

8' 11" x 14' 8" (2.72m x 4.47m)
Radiator, uPVC double glazed windows to front and storage space above stairs.

BEDROOM

6' 8" x 11' 7" (2.03m x 3.53m)
UPVC double glazed windows to rear and radiator.



BEDROOM

9' 8" x 8' 0" (2.95m x 2.44m)

Radiator and uPVC double glazed window to front.

BATHROOM

Two-piece suite comprising of wash hand basin and bath, plus uPVC double glazed window to rear.

WC

Matching one-piece suite and uPVC window to rear.

EXTERIOR

Lawned gardens to the front and rear.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and at the roundabout turn left into Flass Lane, continue until it merges with Friars Lane. At the junction at the end, turn left onto Roose Road and take your first left into Piel View Grove. Turn left again into Bay View Grove and follow the road round to the right and up the hill. The property can be found by using the following "What Three Words":

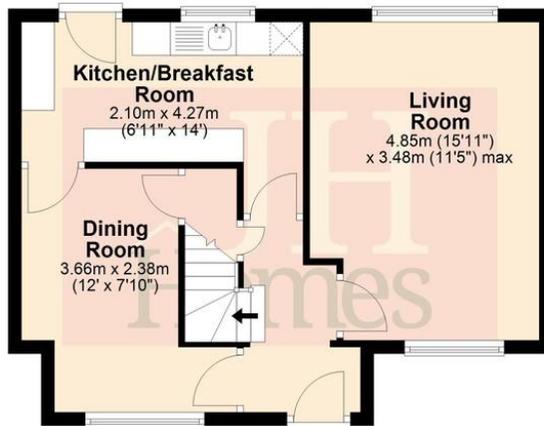
<https://w3w.co/twins.bride.voter>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Ground Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)

