



Biggar Bank Road | Barrow-in-Furness | Cumbria | LA14 3YF

- Stunning Detached Family Home
- Sought After Location On Walney With Views
- Summer Room, Lounge, GF Cloaks
- Modern Fitted Kitchen/Dining Room
- Large Second Reception Room
- 4 Good Size Bedrooms, 4 Piece Bathroom
- CH, DG, Off-Road Parking For Several Cars

Offers In Region Of £425,000

- Garage, Easy Maintenance Front/Rear Gardens
- Viewings Highly Recommended
- Council Tax Band D



Property Description

We are delighted to bring to the market this stunning extended detached family home in the sought after location on Walney with pleasant views towards the Irish Sea and beaches, close to local amenities, transport links and local schools. The property offers excellent family living accommodation and comprises of entrance porch room with stunning views, entrance hallway giving access to a spacious lounge, ground floor cloaks/WC, modern open plan fitted coloured kitchen units with built in appliances, dining room with double doors to the extended second reception room, 4 good sized bedrooms all with pleasant views and a modern fitted 4 piece bathroom. The property benefits from central heating, double-glazing, off road parking for several cars and access to the garage with electric shutter door, easy maintenance front and rear gardens with lawned area and a raised decked seating area. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, electric, telephone, drainage.

LOCATION

Biggar Bank is located with pleasant views towards the Irish Sea on the coastal road on Walney off Ocean Road.

<https://what3words.com/raft.action.term>

FRONTAGE

Off-road parking for several cars, access to garage, charging point for electric car, lawned area with plants/shrubs and double-glazed door.

SUMMER ROOM

15' 9" x 7' 1" (4.81m x 2.18m) Double-glazed picture window with stunning views towards the Irish Sea, laminate flooring, spotlight ceiling, borrowed window and door to garage.

ENTRANCE HALL

Stairs to first floor, radiator, coved ceiling and doors to.

GROUND FLOOR CLOAKS/WC

Double-glazed frosted window, low level WC, hand wash basin with mixer taps, vanity unit, radiator and laminate flooring.

LOUNGE

11' 10" x 15' 1" (3.61m x 4.61m) Double-glazed picture window, radiator, feature fire surround with log effect fire and coved ceiling.

DINING ROOM

12' 4" x 8' 4" (3.76m x 2.56m) Double-glazed window, radiator, coved ceiling with spotlights and double doors to extension second reception room.

RECEPTION ROOM 2

14' 10" x 14' 6" (4.53m x 4.42m) Double-glazed windows, double-glazed patio doors to raised decked area, feature wall, mounted log effect remote controlled fire, coved ceiling, tv, radiator and double doors to dining room.

KITCHEN

8' 2" x 12' 8" (2.50m x 3.88m) Double-glazed windows, recently fitted duck egg blue wall base drawer units with white granite effect worktops to compliment, inset 1 1/2 white bowl with extendable mixer taps, integrated double oven, 4-ring hob with extractor over, fridge/freezer, dishwasher, spotlight ceiling and open to dining room.

LANDING

Double-glazed windows, feature beach effect ballastry staircase with doors to compliment, access to loft and doors to.

BEDROOM 1

12' 4" x 9' 6" (3.78m x 2.92m) Double-glazed window with pleasant views towards the Irish Sea, radiator, full length fitted wardrobes/drawers and coved ceiling.

BEDROOM 2

11' 4" x 9' 0" (3.46m x 2.75m) Double-glazed window with pleasant views, radiator and coved ceiling.

BEDROOM 3

9' 1" x 13' 1" (2.78m x 3.99m) Double-glazed window with pleasant views towards the Irish Sea and coved ceiling.

BEDROOM 4

8' 6" x 8' 5" (2.60m x 2.57m) Double-glazed window with pleasant views and coved ceiling.

BATHROOM

Double-glazed frosted window, radiator, 4 piece low level WC with hand wash basin, waterfall style mixer taps, high shine grey storage/vanity unit, panelled enclosed bath with waterfall style mixer taps, walk-in shower cubicle with double-headed shower, feature tiled walls and panelled ceiling with spotlights.

GARDEN

Rear enclosed garden with lawned area, raised decked seating area, storage shed, paved seating area and plants/shrubs.

GARAGE

17' 3" x 8' 2" (5.26m x 2.49m) Electric roller shutter door, power/lights, boiler, storage cupboard and spotlight ceiling.

AGENCY NOTE

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Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non-refundable once the AML check has been carried out**







Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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