



Mallard Drive | Barrow-in-Furness | Cumbria | LA14 3JR

- Spacious Lounge/Diner With Feature Medial Wall
- High Spec Kitchen with Integrated Appliances
- New Loft Area With Storage Cupboard
- 3 Good Sized Bedrooms, Each with Built-In Wardrobes
- Stylish Bathroom Suite With Storage
- Boiler, Electrics, Windows & Flooring Throughout, Fitted Jan 2023
- Fully Double Insulated, Minimal Heating Required

Offers In Region Of £294,950

- Garage, Off Road Parking for Several Cars
- Renovated South Facing Rear Garden
- Council Tax Band C



Property Description

We are delighted to bring to the market this exceptional semi-detached TRUE bungalow, situated in the sought after location on Walney, just off Shearwater Crescent, close to local amenities, transport links and coastal beaches.

This stunning property has undergone a complete rebuild and full renovation approximately two years ago, finished to a high standard throughout. Practically every aspect of the home has been renewed, including new floor joists, ceilings, internal walls, woodwork, electrics, windows, boiler, flooring and bathroom.

The property briefly comprises of an inviting hallway, leading to a spacious lounge/diner, bespoke built-in media wall, high specification modern fitted grey kitchen, with Rangemaster cooker, integrated appliances and breakfast bar. There are three bedrooms with built-in wardrobes, a modern bathroom with white 3-piece suite and storage.

A newly decorated and carpeted loft area with full electrics, storage cupboard and pull-down ladders. The property benefits from full double insulation throughout, making it very energy efficient. Externally the home has a garage, parking for several vehicles and low maintenance front garden. To the rear an extensive south facing renovated garden with artificial grass and seating areas,

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is located on Walney, off Blackbotts Lane, into Shearwater Crescent and Mallard Drive is the second turning

<https://what3words.com/prove.trail.rots>

FRONTAGE

Easy maintenance front garden with shale area, off road parking for several vehicles, side access gate to the rear garden and double glazed door with frosted side panel to

ENTRANCE HALL

Storage cupboards, parkay effect style flooring, open to kitchen, access to the loft with pulldown ladder and doors to

LOUNGE

20' 7" x 11' 5" (6.29m x 3.50m) Double glazed window, feature flooring, built in media wall, with log effect fire and ceiling spotlights

KITCHEN

Double glazed window, double glazed door, fitted grey wall base drawer units with effect worktops to compliment, free range free standing Rangemaster cooker, with 6-ring double oven and extractor over, plumbing for washer, integrated fridge freezer, feature flooring and ceiling spotlights

BEDROOM 1

9' 3" x 10' 11" (2.83m x 3.33m) Double glazed window, radiator, feature flooring and ceiling spotlights

BEDROOM 2

12' 1" x 11' 3" (3.70m x 3.43m) Double glazed window, feature flooring, built-in 2 x double door wardrobes with vanity unit and ceiling spotlights

BEDROOM 3

8' 3" x 7' 5" (2.52m x 2.28m) Double glazed window, radiator, feature flooring and ceiling spotlights

BATHROOM

Double glazed frosted window, white 3-piece suite, low level WC, hand wash basin with brass effect mixer taps, panelled enclosed shaped bath with brass effect mixer taps, shower over, tiled splash, feature flooring and ceiling spotlights

GARAGE

Up/Over door, window and power

GARDEN

Rear enclosed extensive garden with levelled artificial grass, seating area and side access gate

AGENCY NOTE

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







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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