



Total area: approx. 135.3 sq. metres (1456.8 sq. feet)

GARDEN

Rear enclosed extensive mature gardens split over 3 levels with paved seating areas, steps down to bbq area with mature plants and shrubs, lawned area with plants and borders, shed, side access gate, water tap and extra allotment attached with greenhouse

VIEWINGS

Key accompanied

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate. When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

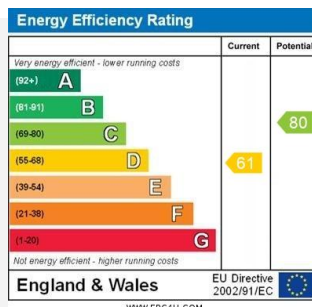
Tenure
Freehold

Council Tax Band
C

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Park Avenue | Barrow-in-Furness | LA13 9BH

Asking Price £269,950

- Well Presented Semi Detached Property
- Popular Location Close To Park
- Hallway, Bay Windowed Lounge
- Dining Room, Kitchen/Diner
- Utility Room, Cloaks/ WC
- 4 Bedrooms, Family Bathroom
- CH, DG, Off Road Parking
- Mature Extensive Rear Garden
- Viewing Highly Recommended
- Council Tax Band C, Freehold





Property Description

We are delighted to bring to the market this semi detached family home in a popular location close to local amenities, transport links, schools and Barrow Park. The property comprises of vestibule, hallway with spindle staircase, bay windowed lounge, dining room, fitted kitchen/diner, utility room and cloaks/WC. To the 1st floor the property offers excellent living accommodation with 4 bedrooms, with the master having ensuite and a family bathroom. The property benefits from central heating, double glazing, off road parking, easy maintenance front garden, mature extensive rear garden over 2 levels with paved seating areas, bbq area and a lawned area with plants and shrubs. The property comes with some traditional features with feature fire places, coved ceilings and some tiled flooring. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water Electric, Telephone and Drainage

FRONTAGE

Off road parking, easy maintenance front garden and door to vestibule

VESTIBULE

Dado rail, coved ceiling and door to entrance hall

ENTRANCE HALL

Stairs to first floor, spindle staircase, laminate flooring, dado rail and under stairs storage.

LOUNGE

14' 7" x 12' 9" (4.47m x 3.91m)

Double glazed bay window, radiator, picture rail, coved ceiling and feature fire surround with coal effect fire.

DINING ROOM

14' 9" x 10' 11" (4.51m x 3.34m)

Double glazed window, radiator, feature fire surround with coal effect fire and coved ceiling with ceiling rose.

KITCHEN

10' 8" x 15' 2" (3.27m x 4.63m)

Double glazed window, fitted wall and base storage units with worktops to compliment, radiator, circular inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, dishwasher, fridge, display unit, tiled splash, paneled ceiling with spotlights

UTILITY ROOM

10' 7" x 10' 6" (3.25m x 3.21m)

Double glazed door, double glazed window, plumbing for washer, tiled flooring and door to cloaks/WC.

CLOAKS/ WC

Low level WC, paneled walls, paneled ceiling and (boiler)

LANDING

Spindle staircase, balustrade, dado rail, storage cupboard, radiator and doors to bedrooms and bathroom

BEDROOM 1

12' 8" x 17' 1" (3.87m x 5.23m)

Double glazed window, coved ceiling, radiator and door to ensuite.

EN SUITE

Low level WC, feature hand wash basin with mixer taps, walk in shower cubicle with shower, tiled splash and paneled ceiling.

BEDROOM 2

10' 8" x 9' 5" (3.26m x 2.88m)

Double glazed window and radiator with views towards Barrow

BEDROOM 3

10' 5" x 9' 10" (3.19m x 3.01m)

Double glazed window and radiator with views over Barrow.

BEDROOM 4

8' 5" x 7' 11" (2.58m x 2.42m)

Double glazed window and radiator.

BATHROOM

Double glazed frosted window, 4 piece suite with low level WC, pedestal hand wash basin with taps, paneled enclosed bath with taps, walk in shower cubicle with shower, radiator, tiled splash and paneled ceiling.

