



PRICE £135,000

75 DEVON STREET, BARROW-IN-FURNESS, CUMBRIA, LA13 9PY

This smartly presented, forecourt fronted property offers stylish accommodation that has been significantly improved and also extended with the addition of a conservatory to the rear. The property has landscaped gardens that are perfect for relaxing and entertaining with a timber cabin/summerhouse. The property has modern fixtures and fittings to both the kitchen and bathroom, plus a gas-fired central heating system and double glazing to all windows (with exception of the porthole-style window alongside the front door). No Upper Chain.



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1



On Road
Parking

Conservatory



DIRECTIONS

Driving away from the town via Hindpool Road, shortly after passing beneath the railway bridge, turn left at the traffic lights into Risedale Road followed by the first turning on the left into Cambridge Street. Devon Street is the second turning on your right, with the property situated on the left.

LOCATION

This popular residential area offers a diverse range of services and amenities including a Post Office, doctor's surgery and pharmacy, an Aldi supermarket, primary schools, Furness Academy Secondary School plus the town's large park with ornamental gardens, play areas and boating lake, etc.

DESCRIPTION

The property has gated access through a large forecourt garden area which has a natural stone flagged patio throughout. There is a single step leading into the property through a modern composite-style entrance door which has a decorative central panel. The hallway has open access onto the stairwell and part glazed doors accessing the kitchen and also the main living area, which forms a dual purpose space that runs the full depth of the property.

Within the lounge area, there is a contemporary styled fireplace to the front of the chimney breast which has a decorative pebble feature within and an electric heating element.

There is plenty of room for a dining table alongside the glazed sliding doors that lead you into the conservatory which offers a welcome second reception space.

The conservatory is centrally heated and double glazed throughout, with fitted blinds and also an automated skylight to the roofline.

Completing the ground floor accommodation is the kitchen, where there are fitted wall and base cabinets with an oak-style finish to the door fronts and a contrasting granite-effect work surface, which also forms a matching upstand. There is a single drainer sink unit, a low level double oven with grill, an electric halogen-style hob with a stainless steel splashback and cooker hood. There is also an integrated fridge and freezer and a washing machine. Added storage is available within the under stair cupboard which is accessed from the kitchen. There is also a rear access door that leads into the rear garden.

The first floor landing has loft access with a fitted ladder for convenience and easy entry into the roof space.

The principal bedroom runs the full depth of the property and offers a fabulous sized room with extensive built-in storage to the alcoves, with the wardrobes having full height sliding doors featuring two mirrored panels. There is matching open fronted shelving to the front of the chimney breast, and a further storage cupboard alongside the rear window which also conceals the boiler.

The second bedroom is a children's bedroom, nursery or study. The room has a pleasant outlook into the street and also a built-in cupboard over the staircase.

The bathroom is surprisingly large and fitted with a four piece suite that includes a rectangular shaped wash basin with a mixer tap, a close-coupled WC, a double ended bath with side mounted taps and shower attachment, and also an independent quadrant shower enclosure with a glazed door and an electric shower within. The room is finished with tile-effect splash panels throughout and further modern panelling to the ceiling where there are inset lights.

Externally, to the rear of the property, there is a beautifully landscaped garden that includes an entertaining/decked area with a glass/timber balustrade and a raised planter which features inset lighting. There is a further raised planter alongside the fence line opposite property with railway sleeper-style timbers. The rear garden also has a substantial timber shed for general storage plus a timber cabin/summerhouse.

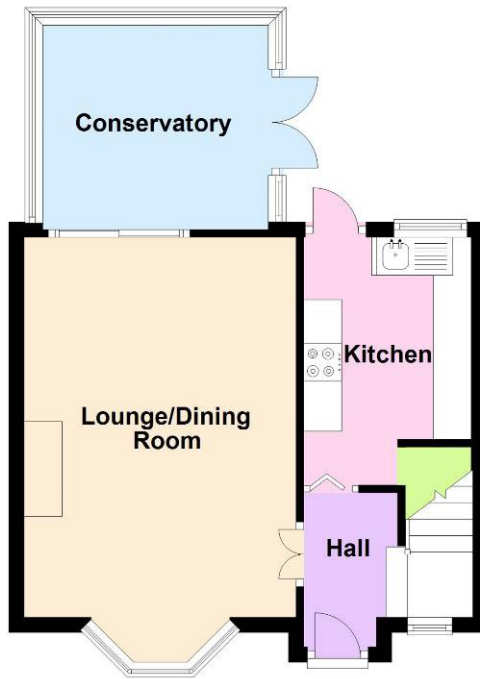


What we love about the property...

"We think this is a lovely property that is sure to attract early interest from a host of buyers, particularly younger purchasers and small families."

Property layout

Ground Floor



ROOM MEASUREMENTS

Lounge/Dining Room

16'4" (5.00 m) X 11'8" (3.58 m)

Conservatory

9'9" (2.99 m) X 8'10" (2.69 m)

Kitchen

10'8" (3.26 m) X 7'1" (2.18 m)

FIRST FLOOR

Bedroom One

17'1" (5.23 m) X 8'3" (2.53 m)
plus wardrobes

Bedroom Two

8'0" (2.45 m) X 5'11" (1.82 m)

Bathroom

9'1" (2.77 m) X 5'6" (1.67 m)

First Floor



Produced by Poole Townsend Estates Ltd.
Plan produced using PlanUp.

Your viewing appointment is on _____

Additional information

Council Tax Band: A
Local Authority: Barrow in Furness Borough Council
Services: Mains gas, electricity, water and drainage.
Tenure: Freehold.

EPC Rating = D

Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.

Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>