

Total area: approx. 126.3 sq. metres (1359.2 sq. feet)

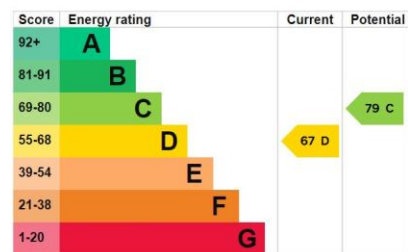
DIRECTIONS

Entering Barrow via Abbey Road, with Furness General Hospital on your right, turn left at The Strawberry traffic lights and after around 100 yards, turn right into Prospect Road where the property can be found on your right hand side.

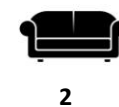
The property can be found by using the following "What Three Words" <https://w3w.co/brand.react.list>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains gas, electric, water and drainage are all connected.



Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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GARAGE & PARKING

32 Prospect Road,
 Barrow, LA13 9HZ

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhomes.net

Substantial semi detached family home situated in this popular location between Abbey Road and Hollow Lane in Newbarns, Barrow in Furness. Occupying an elevated plot with pleasant garden areas front and rear with views particularly from the first and second floors. Gas fired central heating system, uPVC double glazing and converted loft to accommodate a further bedroom. Ideally suited to the family buyer with accommodation comprising of entrance hallway, lounge, dining room, kitchen, three bedrooms and family bathroom with separate WC to the first floor and spiral staircase from the inner landing giving access to a further bedroom. The loft area offers views to Morecambe Bay and beyond, with glimpses of Blackpool Tower. Situated close to local amenities, popular public houses and bus routes from The Strawberry traffic lights to Barrow town centre.



Accessed through a PVC door with double glazed inserts and matching side panels into:

ENTRANCE HALL

Original Parquet flooring, under stairs cupboard and staircase to first floor. Doors to dining room, kitchen and lounge.

LOUNGE

12' 2" x 11' 1" (3.72m x 3.4m)
UPVC double glazed bay window to front, fireplace with wooden surround and mantle, dado rail, coving to ceiling and radiator.

DINING ROOM

13' 4" x 11' 1" (4.07m x 3.40m)
PVC sliding patio door with double glazed inserts and matching side panels to rear garden. Fireplace, dado rail, coving to ceiling and radiator.

KITCHEN

15' 1" x 6' 1" (4.61m x 1.86m)
Fitted with a good range of stylish base, wall and drawer units with marble effect worktop over incorporating sink and drainer with mixer tap and pastel shaded recess tiling. Integrated double oven, gas hob with cooker hood over and integrated fridge and freezer. Space and plumbing for washing machine, cupboard housing combination boiler for the hot water and heating system, door with matching side panel to rear garden. UPVC double glazed window to side.

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom, WC and spiral staircase to second floor.

BEDROOM

12' 3" x 10' 5" (3.74m x 3.2m)
Double room with uPVC double glazed bay window to front with views, ceiling light point and radiator.

BEDROOM

10' 6" x 10' 0" (3.21m x 3.06m)
UPVC double glazed window to rear, ceiling light point and radiator.



BEDROOM

7' 11" x 7' 0" (2.42m x 2.15m)
UPVC double glazed window to front, ceiling light point and radiator.

BATHROOM

6' 11" x 6' 9" (2.12m x 2.08m)
Modern white two piece suite comprising of wash hand basin and bath with shower over. UPVC double glazed window to side and storage cupboard.

WC

Low level WC and uPVC double glazed window to side.

SECOND FLOOR

BEDROOM

17' 0" x 11' 10" (5.2m x 3.62m)
Spiral staircase opening directly into the room. Two roof windows to front and rear with views, storage cupboard and eaves storage space.

EXTERIOR

Gated access to stepped pathway and front entrance door. Enclosed lawned garden area to the front, gate to side access and low maintenance rear garden with planted border, decking and seating areas.

