



Total area: approx. 109.2 sq. metres (1175.0 sq. feet)

DIRECTIONS

On entering Barrow from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout take the second exit into Leece Lane. Turn left at the Old Smithy fish and chip shop and continue passed Yarlside stores and The Ship Inn and take your following right into Balmoral Drive with the property being on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/swear.weds.exile>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains gas, drainage, water and electricity 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

29 Balmoral Drive,
 Barrow-in-Furness, LA13 0HX

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Spacious extended three bedroom semi detached bungalow situated in this highly sought after neighbourhood, featuring double glazing, gas central heating system, ensuring energy efficiency and comfort, garage providing ample storage and driveway. Well designed layout with three generous sized bedrooms, spacious lounge, dining room with open access to functional kitchen, shower room and utility. The surrounding area is well regarded for its community feel and accessibility to local amenities, making the bungalow choice for families or retirees seeking a serene yet convenient environment. Complete with low maintenance gardens to the front and rear and is offered for sale with early vacant possession and no upper chain. Early appointments available through the offices of JH Homes.



PVC double door into:

ENTRANCE PORCH

Door opening into:

HALLWAY

Storage cupboard with loft access, radiator and internal doors to lounge, dining room, three bedrooms and wet room.

LOUNGE

12' 4" x 11' 5" (3.76m x 3.48m)

UPVC double glazed bay window to front, coal effect living flame gas fire with brass trim, marble effect back and hearth contained within the Adam style surround. Ceiling light point, power points and radiator.

DINING ROOM

12' 8" x 10' 2" (3.86m x 3.1m)

Focal point within the room is the coal effect living flame gas fire with brass trim, marble effect back and hearth at within the Adams style surround, uPVC double glazed window to front, radiator and ceiling light point. Open to kitchen.

KITCHEN

5' 10" x 12' 2" (1.78m x 3.71m)

Fitted with a range of base, wall and drawer units with chrome handles and contrasting worktop incorporating one and a half bowl sink and drainer with mixer tap, chrome handles and splashback tiling. Integrated four ring gas hob, under electric oven with extractor hood over, space and plumbing for dishwasher and breakfast bar area. UPVC double glazed window to rear, ceiling light point and door to utility.

UTILITY ROOM

6' 0" x 6' 8" (1.83m x 2.03m)

UPVC double glazed window to rear, recess for fridge freezer, wall mounted combination boiler for the hot water and heating system and ceiling light point. External door to rear garden.

BEDROOM

14' 0" x 10' 5" (4.27m x 3.18m)

Double room with uPVC double glazed window to front, ceiling light point, radiator and power points.



BEDROOM

11' 1" x 10' 5" (3.38m x 3.18m)

Further double room, with ceiling light point, radiator and power points. UPVC double glazed window to rear.

BEDROOM

9' 9" x 9' 5" (2.97m x 2.87m)

Single room with uPVC double glazed window, radiator, ceiling light point and power points.

SHOWER ROOM

Three piece suite comprising of WC, wash hand basin and separate shower cubicle. Storage cupboard, ceiling light point, radiator and opaque uPVC double glazed window to side.

EXTERIOR

Well established low maintenance gardens to front and rear for minimal upkeep whilst still offering enjoyment. Ample blocked paved driveway to entrance door and garage.

GARAGE

20' 8" x 9' 7" (6.3m x 2.92m)

Up & Over door, light and power. External door to rear garden.

