





JH Homes **£750,000**



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  **GARAGE & PARKING**



Estate Agency Act 1979
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Unique double fronted detached Victorian home, situated on the hugely popular Dane Avenue. Offering a sense of grandeur with many original features maintained including cornicing, dado and picture rails, fireplaces and internal panelled doors this family home offers spacious accommodation whilst being sat on an enviable plot with ample lawn to rear, including fruit trees and established plants and shrubs.

Having been greatly updated by the current vendor and comprising of three reception rooms with original style fireplaces, cornicing and picture rails, fantastic breakfast kitchen, conservatory, ground floor doakroom/WC to the ground floor, four double bedrooms, the master with an ensuite and family bathroom to the first floor and a further loft room with dressing and study areas to the second floor. Further additions include an attached double garage, outbuildings including WC/cloakroom, utility area, shower room with fully working Sauna, gym area and shed/summer house to the bottom of the garden.

Completing this amazing property is a gas central heating system as well as the size of the plot being suitable to be subdivided (subject to relevant planning) to accommodate a building plot accessed via Rock Lea Close. This is a rare purchase opportunity to acquire a well proportioned and presented versatile family home off Abbey Road in Barrow which is within walking distance is a local Co-op shop, Newsagents, Schools, Barrow Sixth Form Collage, regular bus routes and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk.



DIRECTIONS

On entering Barrow from Mill Brow roundabout, continue along Abbey Road, with Furness General Hospital on your right hand side. After the hospital take your fourth right into Dane Avenue 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/film.stole.wanted>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage.





Wooden canopy/porch area with decorative paving giving access to the property by way of a woodenn door with central split into:

ENTRANCE VESTIBULE

Double Doors to:

HALLWAY

Original tiled flooring, storage cupboard and ceiling light point. Original panelled doors to lounge, drawing room, sitting Room, kitchen and cloakroom/WC. Spindled staircase leading to the first floor.

LOUNGE/BEDROOM

15' 11" x 14' 0" (4.85m x 4.27m)

UPVC double glazed bay window to front, original wood burner and surround, cornicing, picture rail., exposed wooden flooring and radiator.

DINING ROOM

15' 2" x 13' 11" (4.62m x 4.24m) widest points

UPVC double glazed bay window to front, original Adams style fire surround, polished wooden flooring, cornicing, picture and dado rail. Radiator and double doors to:

KITCHEN/BREAKFAST ROOM

19' 1" x 11' 10" (5.82m x 3.63m) widest points

Fantastic range of professional fitted base, wall and drawer units with Granite worktops over incorporating Belfast sink with Quooker mixer tap and matching upstands. Space for range cooker with cooker hood over, space and plumbing for dishwasher and space for breakfast table. Traditional tiled floor, radiator, spot lights to ceiling and pendant light. Door hall and door to:

REAR VESTIBULE

Space for American style fridge/freezer, and external door to garden.

SITTING ROOM

13' 11" x 13' 11" (4.25m x 4.24m)

UPVC glazed door with matching panels to conservatory, fireplace with Adams style surround, exposed wooden flooring, radiator, cornicing, picture and dado rail.

CONSERVATORY

10' 5" x 16' 5" (3.18m x 5m)

UPVC double glazed windows with views of the rear garden, two roof windows, wood laminate flooring, radiator and French style double door.

CLOAKROOM/WC

Window to conservatory, two-piece suite comprising WC and wash hand basin and understairs storage.

FIRST FLOOR LANDING

UPVC double glazed window with views to the rear garden, split level galleried landing with access to bedrooms, bathroom, WC and inner hallway.

MASTER BEDROOM

15' 11" x 13' 11" (4.85m x 4.24m) widest points

UPVC double glazed bay window to front, original fireplace, alcove wardrobes, cornicing, radiator, picture and dado rail and door to:

EN-SUITE

8' 3" x 5' 3" (2.51m x 1.6m)

Luxury three piece suite comprising of vanity unit housing low level, dual flush WC and wash hand basin with mixer tap and offering storage and double shower cubicle. Tiling to wall, radiator, spot lights to ceiling ad uPVC double glazed window to front.

BEDROOM

15' 2" x 11' 11" (4.62m x 3.64m)

Double room with uPVC double glazed bay window to front, original fireplace, cornicing, picture and dado rail and radiator.

BEDROOM

13' 11" x 13' 11" (4.24m x 4.24m)

Two uPVC double glazed window to rear, cornicing, picture and dado rail and radiator.

BEDROOM

9' 8" x 11' 11" (2.95m x 3.63m)

Two original wardrobes/cupboards, cornicing, picture rail and radiator. UPVC double glazed window to side.

BATHROOM

11' 8" x 8' 4" (3.56m x 2.54m)

Stunning four piece suite comprising of twin wash hand basins set to vanity with storage under, bath with central tap and hand held shower attachment and double shower cubicle. Cupboard housing combination boiler for the hot water and heating system, tiled to wet areas, radiator and spot lights to ceiling. UPVC double glazed window to rear.

WC

Matching two piece suite comprising of WC and wash hand basin. Radiator and uPVC double glazed window to side.

INNER LANDING

Understairs cupboard and staircase to second floor.

LOFT ROOM

23' 7" x 8' 2" (7.19m x 2.49m)

Roof window to rear aspect, door to walk in wardrobe and open to:

STUDY AREA

11' 5" x 6' 11" (3.48m x 2.11m)

Eaves storage.

DRESSING AREA

23' 7" x 5' 11" (7.19m x 1.8m)

Eaves storage space, light and power.

EXTERIOR

Enviably pillared entrance from Dane Avenue to extensive driveway and further pillared pedestrian entrance from Dane Avenue. Walled garden with established plants and trees with driveway extending to canopied entrance door, garage and side aspect access to rear garden. To the rear is an extensive, walled and mostly lawned garden to rear. Established fruit trees, plants shrub encouraging wildlife, deck and patio area, summer house/shed, access to garage and access to outbuildings.

GARAGE

19' 3" x 15' 7" (5.87m x 4.77m)

Window to rearm two pedestrian doors front and rear and double doors for vehicle access.

UTILITY ROOM

4' 1" x 7' 7" (1.24m x 2.31m)

External door, area of workspace with integrated sink and space and plumbing for washing machine and dryer. Open to shower room and sliding door to:

WC

5' 1" x 2' 7" (1.56 m x 0.81m)

Two piece suite comprising WC and corner wash hand basin and window.

SHOWER ROOM

8' 0" x 7' 6" (2.44m x 2.3m)

Window, shower cubicle, an area of worksurface and door to:

SAUNA

5' 1" x 7' 7" (1.56m x 2.31m)

Fully operational split level seated sauna.

GYM

13' 7" x 7' 7" (4.14m x 2.31m)

External door, light and power.

