

**JH
Homes**

£230,000



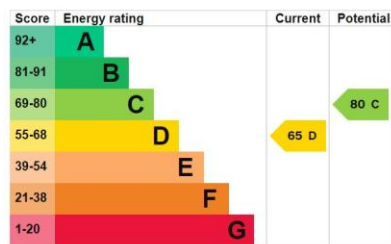
DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and after approximately 0.75 mile turn up onto the terrace and the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/curry.flirts.lamplight>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains drainage, gas, 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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2



3



1



PARKING

**215 Rating Lane,
Barrow-in-Furness, LA13 9LQ**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Rare purchase opportunity to acquire a well-proportioned and presented three-bedroom semi-detached house in an elevated location on Rating Lane in Barrow. Within walking distance is a local Co-op shop, Schools, Barrow Sixth Form Collage and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. The property has been well maintained by the current owner and benefits from gas central heating system, uPVC double glazing and has comfortable living accommodation comprising of entrance hallway, cloaks/WC, lounge, dining room, kitchen with integral appliances plus three good sized bedrooms and a family bathroom. Externally, there are good sized low maintenance gardens to front and rear and driveway. Fantastic and extremely rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a PVC door with glazed inserts into:

PORCH

Glazed windows to sides and door into:

ENTRANCE HALL

14' 8" x 7' 1" (4.49m x 2.18m) widest points
Doors to under stairs storage cupboards and further door to ground floor WC. Wood grain effect flooring, picture rail, coving to ceiling and traditional style radiator. Fitted coat hooks to wall and glazed multi pane doors opening to kitchen and dining room.

WC

Two piece suite comprising of wash hand basin and WC with push button flush. UPVC double glazed window, wood grain effect laminate flooring and modern panelling to walls and ceiling.

LOUNGE

11' 4" x 11' 4" (3.45m x 3.45m) plus bay
Curved semi-circular uPVC double glazed bay window to the front with radiator underneath, coving to ceiling and central, feature fireplace with white surround, conglomerate tiled inset and living coal flame fire. Wood grain effect laminate flooring and open archway to:

DINING ROOM

11' 11" x 11' 5" (3.63m x 3.48m)
Set of PVC double glazed French doors to rear opening to lower patio, decorative fireplace with display recess, coving to ceiling, ceiling light point and radiator.

KITCHEN/BREAKFAST ROOM

19' 7" x 7' 0" (5.97m x 2.15m)
Fitted with a range of base, wall and drawer units with woodblock effect work surface over including breakfast bar area incorporating one and a half bowl ceramic sink unit with mixer tap. Integrated Belling Range cooker with eight burner gas hob and multi ovens with matching cooker hood over. Recess and plumbing for washing machine and space for dryer. Two uPVC double glazed windows to side, radiator behind a decorative cover and wood grain flooring and terracotta shaded tile floor. Half glazed PVC door to rear garden and white panel ceiling with moveable spot lights.

FIRST FLOOR LANDING

Access to bedrooms, bathroom and ceiling light point.

BEDROOM

13' 4" x 9' 3" (4.06m x 2.82m)
Double room with range of wardrobes to one wall comprising three double doors, ceiling light point and semi circular mahogany shaded PVC double glazed window to front with curved radiator below.



BEDROOM

11' 10" x 11' 3" (3.61m x 3.43m)
Further double room with uPVC double glazed window looking down to the rear garden. Radiator, built in wardrobe with hanging rail and storage cupboard above and ceiling light point.

BEDROOM

6' 8" x 7' 2" (2.03m x 2.18m)
Single room with wood panelled ceiling, uPVC double glazed window to front with tilt and turn opening pane, ceiling light point and radiator.

BATHROOM

8' 7" x 7' 1" (2.63m x 2.16m)
Three piece suite in white comprising of WC, panelled bath with mixer tap and shower over with fixed rain head and flexi track spray and pedestal wash hand basin. UPVC double glazed tilt and turn window to side and rear, inset lights to ceiling and extractor fan. Stone tiled floor and boiler cupboard housing the Valliant gas combi boiler for the hot water and heating system with shelving below.

EXTERIOR

Pleasant forecourt with slate shingle covering for display and seating purposes if required, parking bay across from this and drive to the side leading round to the rear garden. Door to wooden garden storage shed, external power point, water tap and gated access to rear.
To the rear is a pleasant enclosed rear garden area with lower flagged patio adjacent to the doors into the dining room and set of steps leading up to an area of lawn with hedging to the side. Beyond here are a short flight of steps to a raised deck offering excellent seating area, catching sun throughout most of the day.

