

Total area: approx. 128.8 sq. metres (1386.1 sq. feet)

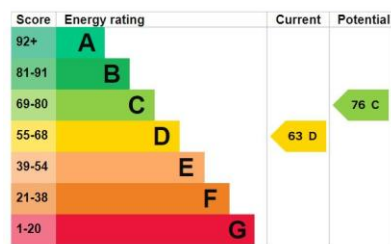
DIRECTIONS

On entering Barrow along Abbey Road pass through the Strawberry traffic lights and take your first right into Furness Park Road. Continue straight on at the roundabout of Oxford Street where the property can be found on your right hand side.

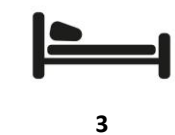
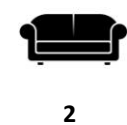
The property can be found by using the following "What Three Words" <https://w3w.co/comet.sheet.rally>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: All mains services including gas, electric, water and drainage



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.



64 Furness Park Road,
 Barrow-in-Furness, LA14 5PS

For more information call **01229 445004**

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

Excellent extended three bedroomed semi detached home situated in this popular and convenient location. Comprising of vestibule, hallway, lounge, dining room, spacious extended kitchen and ground floor WC with three excellent bedrooms, four piece family bathroom and fully boarded loft area to the first floor with staircase. Complete with ample parking, garage, gardens to front and to rear with views of Furness Cricket Club fields, uPVC double glazing and gas fired central heating system. Situated close to a local Co-op store, regular bus routes to Barrow Town Centre and Furness General Hospital, and within short walking distances is public houses, Barrow Town Station and local schools. All in all, this quality home is recommended for early internal viewing to appreciate the space of proportions.



Accessed through a PVC door into:

ENTRANCE VESTIBULE

Door to:

HALL

Door to lounge, kitchen, stairs to first floor and ceiling light point.

LOUNGE

12' 10" x 12' 9" (3.91m x 3.89m)
UPVC double glazed bay window to front, open fire set to original surround, ceiling light point, picture rail and radiator.

DINING ROOM

13' 10" x 12' 9" (4.22m x 3.89m)
Feature cast iron stove set to fireplace, ceiling light point, picture rail, radiator and uPVC double glazed patio doors to rear garden. Open to:

KITCHEN

15' 7" x 9' 10" (4.75m x 3m)
Fitted with a range of base, wall and drawer units with slate effect worktop over incorporating breakfast bar, one and a half bowl sink and drainer with mixer tap, chrome handles and splashback tiling. Space and point for range cooker, space and plumbing for dish washer, understairs pantry spot lights to ceiling. UPVC double glazed window to rear, door to rear garden and door to garage.
Door to:

CLOAKROOM/WC

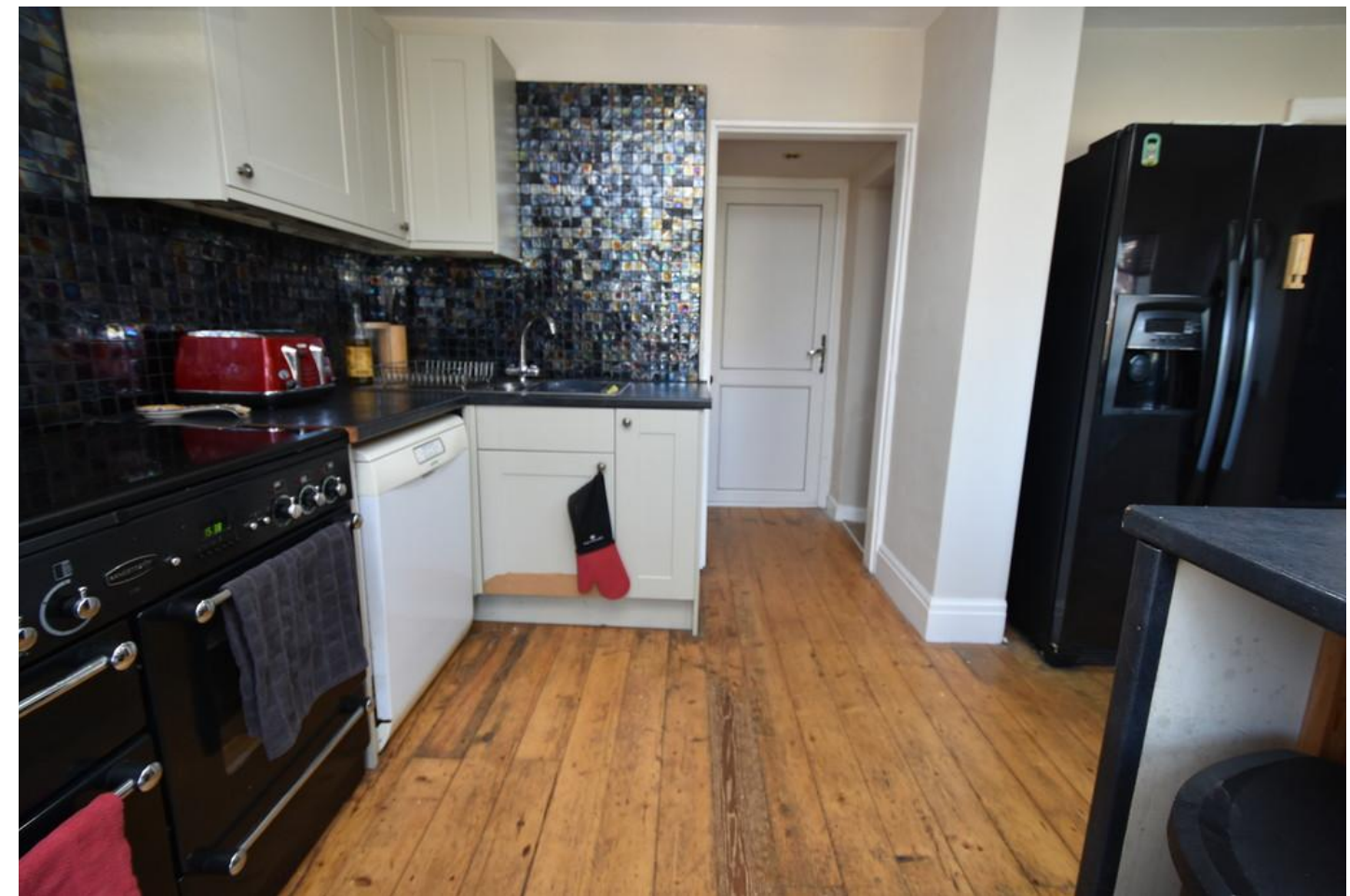
Two piece suite comprising of low level, dual flush WC and wall mounted wash hand basin. Ceiling light point and uPVC double glazed window to side.

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and door to stairs leading to loft room.

BEDROOM

12' 11" x 12' 0" (3.94m x 3.66m)
Double room with uPVC double glazed bay window to front, ceiling light point and radiator.



BEDROOM

12' 0" x 11' 1" (3.66m x 3.38m)
Further double room with uPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM

9' 0" x 7' 11" (2.74m x 2.41m)
UPVC double glazed window to front, ceiling light point and radiator.

BATHROOM

Four piece suite in white comprising of low level, dual flush WC, wash hand basin with mixer tap set to vanity with cupboards under, shower cubicle and panelled bath with mixer tap. Tiled to walls and floor, ceiling light point and opaque uPVC double glazed window.

LOFT ROOM

Fully boarded with light and power.

EXTERIOR

Block paved driveway leading to the front door and garage. Lawned garden to front and enclosed rear garden with decking area and lawn offering a view of Furness Cricket pitch.

GARAGE

14' 0" x 9' 3" (4.27m x 2.82m)
Double doors to front, plumbing for washing machine and wall mounted combination boiler for the hot water and heating system.

