



Total area: approx. 186.6 sq. metres (2029.6 sq. feet)

**DIRECTIONS**

Entering Barrow via Abbey Road, with Furness General Hospital on your right. Continue through The Strawberry traffic lights and take your third left into East Mount where the property can be found on your left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/bumps.riches.shakes>

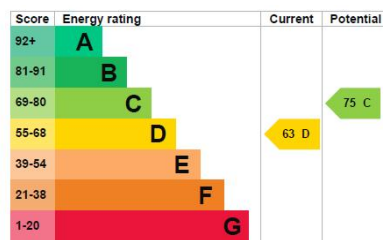
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and 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.



**£310,000**



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PARKING

**47 East Mount,  
Barrow-in-Furness, LA13 9AD**

For more information call **01229 445004**

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Excellent opportunity to purchase a substantial Victorian style family home with lawn frontage in this popular location situated between Abbey Road and Prospect Road in Newbams, Barrow in Furness. Occupying an enviable plot with pleasant front garden and views, particularly from the first floor. The property maintains many original style features including fireplaces to the main living spaces, cornicing and picture rails. Comprising of entrance vestibule, hallway, bay-windowed lounge, second reception room with uPVC French style double doors to the rear yard, dining room, kitchen, pantry and five bedrooms, family bathroom and separate WC to first floor. Complete with gas central heating system, uPVC double glazing and situated within a short walking distance to a local Co-Op store, popular public houses and bus routes from The Strawberry traffic lights to Barrow Town Centre, Dalton and Ulverston and to Furness General Hospital from nearby Oxford Street. This is a fantastic purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a PVC with glazed inserts into:

**ENTRANCE VESTIBULE**

Door to:

**HALL**

Door to lounge, dining room and second reception room. Stairs to first floor and ceiling light point.

**LOUNGE**

15' 3" x 13' 7" (4.65m x 4.14m)  
UPVC double glazed bay window to front with views of the front garden. Focal fireplace, picture rail, coving to ceiling, ceiling light point and radiator.

**SECOND RECEPTION ROOM**

13' 2" x 13' 1" (4.01m x 3.99m)  
PVC French doors to rear, ceiling light point and radiator.

**DINING ROOM**

12' 10" x 11' 6" (3.91m x 3.51m)  
PVC French doors to rear, feature fireplace, coving to ceiling, ceiling light point and radiator. Door to:

**KITCHEN**

16' 6" x 12' 4" (5.03m x 3.76m)  
Fitted with a range of stylish base, wall and drawer units with marble effect worktop over incorporating stainless steel sink and drainer with mixer tap and pastel shaded recess tiling. Space and plumbing for washing machine, space and plumbing for dishwasher and space for range cooker with cooker hood over. Wall mounted combination boiler for the hot water and heating and system, movable spot light track to ceiling and door to rear yard. Door to:

**PANTRY**

Space for chest freezer.

**FIRST FLOOR LANDING**

Doors to all bedrooms, bathroom, WC and ceiling light point.

**BEDROOM**

14' 0" x 13' 5" (4.27m x 4.09m)  
Double room with uPVC double glazed bay window to front, range of fitted furniture, ceiling light point and radiator.

**BEDROOM**

14' 9" x 13' 5" (4.5m x 4.09m)  
Further double room with uPVC double glazed window to rear, ceiling light point and radiator.



**BEDROOM**

9' 6" x 11' 6" (2.9m x 3.51m)  
UPVC double glazed window to side aspect, ceiling light point and radiator.

**BEDROOM**

13' 1" x 8' 5" (3.99m x 2.57m)  
L-shaped room with uPVC double glazed window to side, ceiling light point and radiator.

**BEDROOM**

10' 3" x 6' 9" (3.12m x 2.06m)  
UPVC double glazed window to front, ceiling light point and radiator.

**BATHROOM**

8' 10" x 6' 7" (2.69m x 2.01m)  
Modern four piece suite comprising pf corner bath, low level WC, pedestal wash hand basin and shower cubide. Tiling to walls, ceiling light point and opaque uPVC double glazed window.

**WC**

Two piece suite comprising WC and wash hand basin. Ceiling light point and uPVC double glazed window to side.

**EXTERIOR**

Gated access to pathway to the front entrance door with lawned garden. Yard to rear with access to service road and garage.

**GARAGE**

17' 2" x 12' 11" (5.23m x 3.94m)  
Double doors, light and power.

