

Total area: approx. 79.4 sq. metres (854.7 sq. feet)

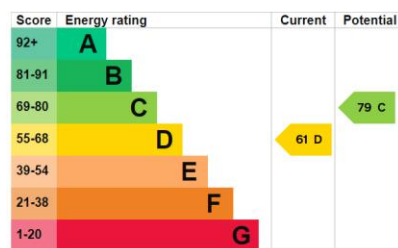
DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and after a short while turn left into Highlands Avenue before turning right into Longlands Avenue 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/chats.window.files>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
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.



£205,000



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PARKING

**66 Longlands Avenue,
Barrow-in-Furness, LA13 0AQ**

For more information call **01229 445004**

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

Well proportioned and presented two bedroom semi detached home situated on the ever-popular Beacon Hill Estate location off 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 vestibule, lounge, modern kitchen with integral appliances and feature Island, conservatory and two full width bedrooms to the first floor as well as a luxury bathroom. Externally, there are good sized low maintenance gardens to the front and rear, driveway and access to a detached workshop with light and power. A fantastic purchase opportunity, particularly for the first time buyer, with early inspection strongly advised.



Accessed through a PVC door into:

ENTRANCE VESTIBULE

Two windows, door to lounge, door to kitchen, ceiling light point and stairs to first floor.

LOUNGE

12' 11" x 12' 10" (3.94m x 3.91m)
Wood burner style stove with wooden mantle over and slate plinth. Wood laminate flooring, radiator and uPVC double glazed bay window to front.

KITCHEN

12' 11" x 9' 9" (3.94m x 2.97m)
Fitted with a good range of modern base, wall and drawer units with wooden worktops over incorporating breakfast bar and stainless steel sink and drainer with mixer tap, chrome handles and matching splashback tiling. Integrated electric oven with electric hob above and cooker hood over, integrated dishwasher, space for fridge/freezer and space and plumbing for washing machine. Understairs storage, wood laminate flooring, central ceiling light over the breakfast bar and additional spot lights. UPVC double glazed window to side and open double doorway to:

CONSERVATORY

11' 8" x 10' 9" (3.56m x 3.28m)
UPVC double glazed windows to two sides and views over the garden, radiator, spot lights to ceiling and wood laminate flooring. Door to rear garden.

FIRST FLOOR LANDING

Storage cupboard housing combination boiler for the hot water and heating system, doors to all upper rooms, ceiling light point and loft access.

BEDROOM

12' 11" x 9' 4" (3.96m x 2.86m)
UPVC double glazed windows with field views, ceiling light point and radiator.



BEDROOM

12' 11" x 9' 10" (3.94m x 3m)
Fitted wardrobe, ceiling light point, wood laminate flooring and radiator. UPVC double glazed window to front.

BATHROOM

Modern three-piece suite comprising of bath with central mixer tap, shower and shower screen, vanity unit housing concealed cistern, dual flush WC and wash hand basin with mixer tap and cupboard under. Tiled to floor and walls, ladder style radiator, spot lights to ceiling and opaque uPVC double glazed window.

EXTERIOR

Low maintenance gardens to front and rear, driveway extending to front door and access to rear garden.

WORKSHOP

Light and power.

