

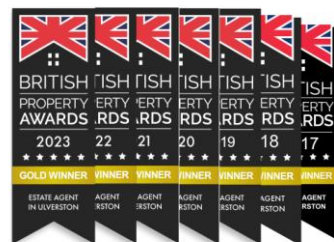
DIRECTIONS

Entering Barrow via Mill Brow Roundabout, continue into Abbey Road, with Furness General Hospital on your right-hand side. Follow through three set of traffic lights and in between West View Road and Hibbert Road on your right you will find the property.

The property can be found by using the following "What Three Words" <https://w3w.co/verge.feels.riots>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 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.



3



7



2

63 Abbey Road,
 Barrow-in-Furness, LA14 5ES

For more information call **01229 445004**

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

Realistically priced, family sized bay windowed Victorian terrace property which sits prominently opposite Barrow Park with glimpses of the Cenotaph. In a position that is convenient for Barrow Town Centre, bus services, train station and BAE Systems which is one of the areas largest employer. Set back from the road with fully enclosed forecourt the property comprises of hall way with tiled floor, lounge, second reception room, dining room, kitchen, utility room, ground floor shower room and store with seven bedrooms and bathroom over two further floors. Offering many original style features that will be fully appreciated upon recommended viewing as well as gas central heating system and double glazing. Although now in need of some updating and modernisation we feel that this is a fantastic purchase opportunity, particularly for the family home or investment buyer, with early inspection strongly advised.



ENTRANCE V ESTIBULE

Door to:

HALL

Door to lounge, second reception room, dining room and stairs to first floor.

LOUNGE

13'9" x 13'6" (4.18m x 4.11m) widest points
Double glazed bay window to front, feature fireplace and radiator.

SECOND RECEPTION ROOM

13'9" x 11'5" (4.19m x 3.47m) widest points
Double glazed French Style double doors to rear, feature fireplace and radiator.

DINING ROOM

16'5" x 10'0" (5m x 3.06m)
Double glazed window to side, pantry, feature fireplace and alcove cupboard. Wall mounted combination boiler for the hot water and heating system, radiator and open doorway to:

KITCHEN

7'2" x 8'10" (2.18m x 2.70m)
Fitted with an older style of base and wall units with worktop over incorporating stainless steel sink and drainer. space and point for gas cooker, double glazed window to side and door to:

UTILITY AREA

6'10" x 8'10" (2.09m x 2.70m)
Roof window, space for white goods, door to store and open doorway to:

INNER HALL

Door to shower room and door to WC.

STORE

14'11" x 8'2" (4.54m x 2.50m)
Light, power, door to yard and door to rear service road.

SHOWER ROOM

Two-piece suite comprising of wash hand basin and shower cubicle.

WC

WC and roof window.

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and stairs to second floor.

BEDROOM

13'9" x 11'6" (4.18m x 3.50m) widest points
Double room with double glazed bay window to front, ceiling light point and radiator.

BEDROOM

13'9" x 11'6" (4.19m x 3.50m)
Further double room with double glazed window to rear, ceiling light point and radiator.



BEDROOM

8'11" x 10'0" (2.73m x 3.06m)
Double glazed window to rear, ceiling light point and radiator.

BEDROOM

10'1" x 6'7" (3.08m x 2m)
Double glazed window to the front, ceiling light point and radiator.

BATHROOM

Three piece suite comprising of WC, wash hand basin and bath. Double glazed window to side.

SECOND FLOOR LANDING

Doors to three further bedrooms.

BEDROOM

14'2" x 11'5" (4.32m x 3.47m) widest points
Double room with double glazed window to front, ceiling light point and radiator.

BEDROOM

13'3" x 10'5" (4.05m x 3.17m)
Double room with double glazed window to rear, ceiling light point and radiator.

BEDROOM

11'1" x 7'9" (3.37m x 2.37m)
Double glazed window to front and ceiling light point.

EXTERIOR

Gated access to path to front door, low maintenance garden to front and yard to the rear with access to rear service road via the store.

