



DIRECTIONS

From our office in Ulverston proceed along the A590 towards Barrow. At Park Road roundabout, take the 1st exit onto Park Rd at the next roundabout take the 2nd exit onto Abbey Road .Turn left onto Rating Lane and at the roundabout, take the 1st exit onto Flass Lane, continue straight onto Friars Lane, turn right onto Roose Road at the traffic lights where you meet Risedale Road take a right hand turn onto Risedale Rd. Turn first left on Cambridge Street, follow the road down and the property is located on the corner of Derby Street. The property is the end cottage identified by our pink "For Sale" sign.

The property can be found by using the following "What Three Words" <https://what3words.com/layers.silver.crib>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

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.



£142,000



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2



1



GARAGE

7 Moorfield Cottages, Durham Street,
Barrow-in-Furness, LA13 9SW

For more information call **01229 445004**

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



Accessed through a pedestrian gate and pathway with deep set garden frontage to:

PORCH

PVC construction with leaded, double glazed inserts and PVC door into:

LOUNGE/DINER

23' 3" x 13' 6" (7.10m x 4.12m) widest points
 Lounge Area:
 UPVC double glazed windows to the front with a pleasant outlook over the deep set garden. Recessed stove set on hearth with wooden mantle over and arched recess offering shelving. Ceiling light point, radiator and feature beams to ceiling. Step to the:
 Dining Area
 UPVC double glazed window to rear, arched recess offering shelving and stairs to first floor. Ceiling light point, radiator, feature beams to ceiling and fixed bar. Door to:

KITCHEN

10' 11" x 5' 11" (3.34m x 1.82m)
 Sleek modern kitchen fitted with a range of base, wall and drawer units with worktop over, incorporating sink with side drainer and swan mixer tap over. Eye level oven and microwave oven and grill, integrated four ring gas hob with chimney style extractor hood over and uPVC double glazed window. Panelling to splash back, chrome sockets, overhead lighting to ceiling and door with glazed inserts to rear.

FIRST FLOOR LANDING

Access to bedrooms and shower room.

BEDROOM

10' 7" x 13' 6" (3.25m x 4.12m)
 Double room with outlook towards the front garden through the uPVC double glazed window. Central ceiling light, radiator and power points.



BEDROOM

8' 6" x 6' 1" (2.60m x 1.87m)
 Single room with uPVC double glazed window to rear, radiator, ceiling light point and power points.

SHOWER ROOM

11' 4" x 4' 0" (3.46m x 1.23m)
 Fitted with a modern three piece suite comprising of walk in shower with fixed shower, wash hand basin inset to vanity unit with storage beneath and WC. Wall mounted heated towel rail, finished with wall and floor tiling, two wall lights and uPVC double glazed window to rear.

EXTERIOR

Deep set garden frontage with colourful planted borders and greenery. To the rear of the property is an enclosed yard with courtesy door providing access to the garage.

GARAGE

17' 7" x 13' 10" (5.38m x 4.24m)
 Up and over door, window and rear privacy door to yard.

