



JH Homes **£460,000**



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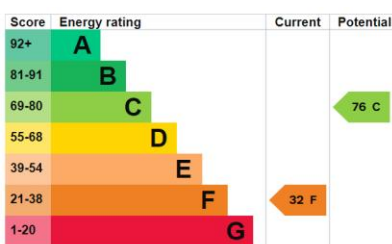
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PARKING



Estate Agency Act 1979
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**268 Abbey Road,
 Barrow-in-Furness, LA13 9JJ**

For more information call **01229 445004**

2 New Market Street
 Ulverston
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 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Beautiful, substantial and truly immaculate five bedroom family home laid out over four floors to include bedrooms over two levels, living spaces to one and then cellar rooms/storage. Original features including Victorian style tiled flooring, spindled staircases, attractive coving to ceilings, cornice and picture rails. Having been elegantly upgraded to a very high standard with well suited, tasteful decoration throughout the property comprises of grand entrance hallway, lounge with bay window, original style fireplace and alcove cupboards, kitchen/dining room with integral appliances, garden room again with original style fireplace and Kardeen flooring which opens onto a fantastic veranda with overhead canopy, cellar to the lower ground with storage rooms and utility area with five bedrooms, ensuite to one, study, WC and shower room over two further floors. Further benefits include uPVC double glazing and gas central heating system, gardens to the front and rear with lawn, workshop and WC plus parking. Well situated for Furness General Hospital, Furness College and various schools as well as pleasant walks including the beautiful Furness Abbey Vall walk. This is a fantastic purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



DIRECTIONS

Entering Barrow via Mill Brow Roundabout, continue into Abbey Road, with Furness General Hospital on your right-hand side. After the turn off for Infield Park you will find the property on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/door.cherry.lined>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage.





Accessed by way of a covered porch area with door into:

ENTRANCE VESTIBULE

Door to:

HALL

Door to lounge, garden room and stairs to first floor.

LOUNGE

15' 3" x 15' 0" (4.66m x 4.58m)

UPVC double glazed bay window to front, feature fireplace and radiator. Double doors to:

KITCHEN/BREAKFAST ROOM

21' 9" x 12' 5" (6.63m x 3.78m)

Country style kitchen fitted with a good range of base, wall and drawer units with worktop over incorporating one and a half bowl, stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and point for Range style cooker with cooker hood over, plumbing and space for dishwasher and integrated fridge/freezer. External door and double glazed window to rear and further door to hall.

GARDEN ROOM

15' 11" x 13' 6" (4.85m x 4.11m)

PVC double glazed doors to rear as well as windows, feature fireplace and radiator.

FIRST FLOOR LANDING

Doors to all two bedrooms, study and WC. Further staircase to second floor.

MASTER BEDROOM

15' 3" x 20' 3" (4.65m x 6.17m) widest points

Double room with double glazed bay window to front, radiator and door to ensuite.

ENSUITE

Three piece suite comprising of WC, wash hand basin and shower cubicle. UPVC double glazed window to front.

BEDROOM

17' 10" x 13' 6" (5.44m x 4.11m)

Double glazed window to rear, radiator.

STUDY

7' 2" x 6' 6" (2.18m x 1.99m)

UPVC double glazed window to side.

BATHROOM

12' 4" x 13' 1" (3.76m x 3.99m)

Family bathroom comprising of WC, wash hand basin, shower cubicle and bath. UPVC double glazed window to rear, half tiling to walls and heated towel rail.

WC

Two piece suite comprising WC and wash hand basin. UPVC double glazed window to side.

SECOND FLOOR LANDING

Access to bedrooms and shower room, roof window and radiator.

BEDROOM

15' 0" x 10' 2" (4.57m x 3.11m)

Double glazed window to front and radiator.

BEDROOM

12' 6" x 11' 1" (3.81m x 3.38m)

Roof window, two built in cupboards and radiator.

BEDROOM

15' 0" x 9' 5" (4.57m x 2.87m) widest points

Roof window, two double wardrobes and radiator.

SHOWER ROOM

Three piece suite comprising WC, wash hand basin and shower cubicle. Roof window.

LOWER GROUND FLOOR

CELLAR

14' 11" x 11' 1" (4.55m x 3.38m)

Light and power.

UTILITY AREA

12' 2" x 13' 3" (3.71m x 4.04m)

External door to rear yard, space and plumbing for washing machine and door to store.

STORE

10' 1" x 6' 6" (3.08m x 1.98m)

Light and power.

EXTERIOR

Gated access to pathway to front entrance door with a well established, walled garden. Low maintenance garden to rear with lawn area and established plants, shrubs and trees. Rear access to Kitchen via steps, utility area, outside WC, further store and garden/storage room. Steps up to veranda and access to and off road parking area.

STORE

6' 9" x 13' 5" (2.06m x 4.09m)

Light and power.

