

DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and after roughly a mile turn left into Tennyson Avenue. Take your second left into Chaucer Way and follow the road to the end of the cul-de-sac where you will find the property directly in front of you.

The property can be found by using the following "What Three Words" <https://w3w.co/horseshoe.confirms.weaved>

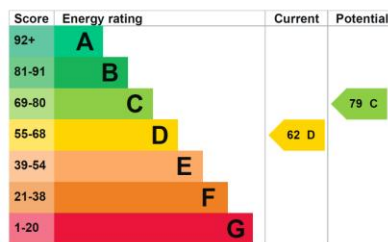
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BAND: D

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.

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£290,000



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GARAGE & PARKING

**30 Chaucer Way,
Barrow-in-Furness, LA13 9UA**

For more information call **01229 445004**

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

Super purchase opportunity to acquire a chain free, well proportioned and presented three bedroom detached home situated at the head of a quiet cul-de-sac 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 current owner and benefits from a gas central heating system, UPVC double glazing and has comfortable living accommodation. Comprising of entrance vestibule, cloakroom/WC, lounge, kitchen with integral appliances, dining room and conservatory with lovely sunny aspect and views of the rear garden, three good sized bedrooms, one with an en-suite and family bathroom. Externally, there are good sized low maintenance gardens to the front and rear, driveway and detached garage.



PVC door into:

ENTRANCE VESTIBULE

Window to side, door to hall and door to:

CLOAKROOM/WC

Two piece suite comprising of C and wash hand basin. Radiator and uPVC double glazed window to front.

HALL

Window to side, door to lounge, door to kitchen and stairs to first floor.

LOUNGE

15' 6" x 9' 9" (4.72m x 2.97m)
Stone effect living flame gas fire with feature surround, radiator and uPVC double glazed bow window to front.

KITCHEN

10' 5" x 7' 9" (3.18m x 2.36m)Fitted with a good range of modern base, wall and drawer units with contrasting worktops incorporating one and a half bowl sink and drainer with mixer tap, chrome handles and splashback tiling.

Integrated electric undercounter double oven, five ring gas hob with cooker hood over. Space for fridge, space and plumbing for washing machine and understairs cupboard. UPVC double glazed window to rearm external door to side and door to:

DINING ROOM

9' 3" x 7' 9" (2.82m x 2.36m)
Double glazed sliding patio doors to conservatory and radiator.

CONSERVATORY

10' 9" x 9' 9" (3.28m x 2.97m)
UPVC double glazed windows with views to the rear garden and external door.

FIRST FLOOR LANDING

Access to all upper rooms and window.

BEDROOM

12' 9" x 8' 6" (3.89m x 2.59m)
Fitted wardrobes and overhead storage. Radiator, uPVC double glazed window to front and door to:



ENSUITE

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

BEDROOM

9' 2" x 9' 1" (2.79m x 2.77m)
UPVC double glazed window to rear and radiator.

BEDROOM

9' 7" x 6' 8" (2.92m x 2.03m)
Radiator, over stairs cupboard housing combination boiler for the hot water and heating system and uPVC double glazed window to front.

BATHROOM

Modern three piece suite comprising of WC, wash hand basin and bath with mixer taps and attached shower. UPVC double glazed window to rear.

EXTERIOR

Lawned gardens to front and rear, driveway extending to garage and pathway and steps to both sides. Wooden latch gate to rear garden which is enclosed with a water tap.

GARAGE

Remote control electric roller door.

