

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

From the centre of Kirkby in Furness, pass the Garage and then the Primary School, dropping down the hill, take the first left into Marsh Side. Proceed along the lane and Long Row is on the right with the property being at the far end adjacent to the fields.

The property can also be found by using the following "What Three Words" <https://w3w.co/gangs.detergent.endearing>

GENERAL INFORMATION

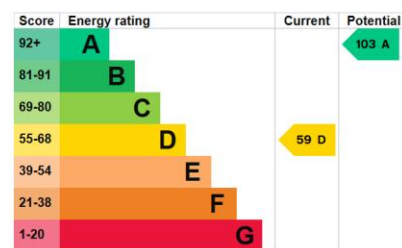
TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: Whilst there are not radiator fitted to the ground floor rooms, there is pipe connections and radiators are able to be attached, the current owners have not used radiators and the enjoy the heat and appearance of the stoves in the living & dining rooms.



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.

JH
Homes

JH
Homes

£250,000



2



3



1



PARKING

1 Long Row,
Kirkby-in-Furness, LA17 7UP

For more information call **01229 445004**

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

Charming end terraced cottage situated in a lovely position within Marshside, which is an extension of the popular village of Kirby-in-Furness. Beautifully presented end terraced cottage with gardens to both front and rear, ample off road parking, gas central heating system, partial double glazing and wood burning stoves to both reception rooms. Comprising of entrance porch, lounge, dining room, fitted kitchen with appliances to the ground floor and three bedrooms and family, four piece bathroom suite to the second floor. The rear garden is an excellent area with all day sunshine and benefits from good off-road parking. The location offers fabulous views over surrounding farmland, Black Combe and Lakeland Hills in the distance. Offering perfect accommodation ideal for the family buyer or professional couple and is offered vacant with no upper chain. Early viewing both invited and highly recommended.



Accessed from the front garden to a glazed porch.

PORCH
5' 0" x 5' 9" (1.52m x 1.75m)
Glazed front door and double glazed side windows with slate flagged floor and stone pointed wall, half glazed pattern glass door opens to:

LOUNGE
10' 5" x 13' 1" (3.18m x 3.99m)
Fabulous slate flagged floor, central, feature fireplace with slate surround and mantle shelf housing a lovely "Hwam" Danish wood burning stove, wood frame single glazed sash window to front with fitted blind looking to the garden with a slate windowsill. Pine door with latch handle to dining room.

DINING ROOM
11' 7" x 12' 11" (3.53m x 3.94m)
Fabulous sandstone, feature fireplace with Chamwood stove, window to rear with deep sill offering a great outlook over the parking area and garden beyond with the surrounding fields and Lakeland hills in the distance. Door to the staircase with open access to a useful under stairs storage area, door to kitchen and solid Oak flooring.

KITCHEN
11' 7" x 10' 0" (3.53m x 3.05m)
Bright, airy and well proportioned kitchen fitted with a range of base, wall and drawer units with polished slate work surface over incorporating stainless steel sink unit with mixer tap. Integrated low level Bosch electric oven, gas hob with stainless steel splashback and cooker hood over. Further appliances include a built in fridge, freezer and slimline dishwasher. Recess and plumbing for washing machine, wall mounted is the Vaillant gas boiler for the central heating and hot water systems and slate tiled floor. Double glazed wood framed window and door with glazed upper pane to rear and offering a beautiful view over the countryside and hills beyond.

FIRST FLOOR LANDING
Access to bedrooms and bathroom and loft.

BEDROOM
11' 1" x 13' 3" (3.38m x 4.04m)
Double room with single glazed sash window to front with slate sill offering a beautiful view beyond the front garden towards neighbouring properties with Kirby fells beyond. Radiator and ceiling light point.

BEDROOM
11' 11" x 9' 10" (3.63m x 3m)
Further double room with radiator, electric light and power. Wood frame double glazed window to rear offering a fabulous view towards the garden, surrounding countryside including Black Combe and round to the Lakeland Hills. Access to second loft section.



STUDY/BEDROOM
11' 11" x 4' 9" (3.63m x 1.45m)
Single glazed window to rear offering a beautiful view. The room could be turned into a bedroom if required with the fitting of a door and door frame.

BATHROOM
8' 11" x 7' 11" (2.72m x 2.41m)
Fitted with a four piece suite in white comprising OF panelled bath, wash hand basin inset into the windowsill with storage cupboard under, slate surround and splashback and quadrant shower cubicle with Mira electric shower. Chrome towel rail, electric shaver point, wood flooring and partial pine panelling to the lower section of the walls. Single glazed window to rear offering a lovely open view.

EXTERIOR
Driveway to the side that has right of way across it for the neighbouring properties and gives access to their own private parking and garden. Shared pathway with the neighbouring property from the front giving access to the front garden with separate gate from the drive.
The front garden is laid to lawn with stone retaining wall to one side, hedge and fence to the others with mature trees, shrubs and bushes and offers a pleasant seating area.
To the rear is the great advantage of ample off-road parking for up to three vehicles dependent on size, beyond the parking area there is gated access to the garden. The garden is grassed with flagged stepping stones and central point for a clothes dryer. A couple of steps access the rear partly sunken garden area.
The lower garden area has a slate shingled surface and paths and useful wooden garden building to the corner. It is screened on two sides and offers a good amount of sunlight throughout the day and an excellent area for outdoor recreation BBQs entertaining etc.

