



Total area: approx. 82.0 sq. metres (882.5 sq. feet)

## DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Follow through two sets of traffic lights and a pelican crossing and take the next left into Park Avenue. Turn left into Lorne Road and round the corner you will find the property on your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/stamp.costs.insert>

## GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are 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.

**£220,000**

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**51 Lorne Road,  
Barrow-in-Furness, LA13 9BW**

For more information call **01229 445004**

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Rare purchase opportunity to acquire a family sized semi-detached home that has recently undertaken extensive refurbishment to a very high level including modern carpets, contemporary lighting and décor in the highly popular street of Lorne Road. Early internal inspection is advised to appreciate what is on offer, including location, potential for parking and super rear garden. Comprising of entrance hallway, lounge with electric fire, dining room, kitchen to ground floor and three good sized bedrooms and a luxury bathroom to the first floor. Externally, there are good-sized low maintenance gardens to the front and rear with potential for extensive off-road parking subject to approval to drop the curb and outside store. Within walking distance is a local shop, Schools, Barrow Sixth Form Collage and Barrow Park and Leisure Centre. A fantastic and extremely rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a PVC door into:

**HALL**

Door to lounge, kitchen and stairs to first floor.

**LOUNGE**

13' 3" x 12' 11" (4.04m x 3.94m)  
UPVC double glazed window to rear, electric fire with feature surround and radiator. Open to:

**DINING ROOM**

9' 4" x 8' 3" (2.84m x 2.51m)  
Radiator and uPVC double glazed window to rear.

**KITCHEN**

10' 9" x 13' 7" (3.28m x 4.14m) widest points  
Good range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink and drainer with mixer tap and splashback tiling. Space and point for gas cooker, space and plumbing for washing machine, space for dryer and space for fridge/freezer. Under stairs cupboard, external door to side and two uPVC double glazed windows to front and side.

**FIRST FLOOR LANDING**

Doors to all upper rooms and window.

**BEDROOM**

11' 5" x 13' 0" (3.48m x 3.96m)  
Double room with uPVC double glazed window to rear, alcove cupboard and radiator.



**BEDROOM**

9' 7" x 8' 3" (2.92m x 2.51m)  
UPVC double glazed window to rear, built in wardrobe and radiator.

**BEDROOM**

8' 10" x 10' 0" (2.69m x 3.05m) widest points  
Storage cupboard, radiator and uPVC double glazed window to front.

**BATHROOM**

Luxury three piece suite comprising of bath with shower over and screen and vanity unit housing sink with mixer tap and concealed cistern, dual flush WC. The vanity unit offers storage, tiled to walls and opaque uPVC double glazed window.

**EXTERIOR**

Low maintenance gardens to front and rear. Potential for off road parking extending to side subject to the dropping of the curb. Lawned garden to rear.

