

Total area: approx. 149.6 sq. metres (1610.0 sq. feet)

DIRECTIONS

Entering Barrow from Dalton via Abbey Road, continue through two sets of traffic lights and a pelican crossing and after Barrow Park, turn left into Park Avenue where the property can be found on your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/look.valve.defend>

GENERAL INFORMATION

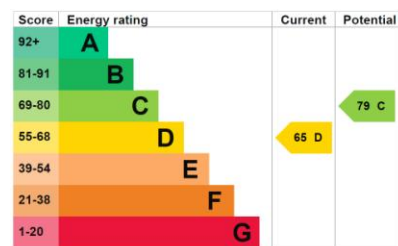
TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

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

Please Note – We are advised that Broadband is superspeed 2000GB a second. Installed October 2024 by U Fibre



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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PARKING

60 Park Avenue,
Barrow-in-Furness, LA13 9BH

For more information call **01229 445004**

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

Extended family three bedroom Victorian semi detached property sits prominently opposite Barrow Park in a position that is convenient for Barrow Town Centre and train station, local schools, bus services and Barrow Park leisure centre. Having been meticulously updated and extended whilst also maintaining many original style features including flooring, cornicing, picture rails, dado rails, fireplaces, bespoke stained glass windows, Anderson Shelter within the rear garden, two-tiered family room extension to the rear with vaulted ceiling and French doors flowing to the rear patio, with views over the extensive rear garden and to the town centre. Set back from the road with parking and fully enclosed rear garden accessed via the side aspect with an attractive decking to and from the family room in between. Comprising of two reception rooms the front with bay window, kitchen, WC and family room to the ground floor with three bedrooms and a four piece bathroom suite to the first floor. Complementing this superb property is a gas central heating system & uPVC double glazing. All in all, a fantastic purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



PVC door opening to:
PVC door opening to:

HALL

Original Victorian tiled floor, door to lounge, secondary reception room/bedroom and kitchen. Stairs to first floor with understairs cupboard.

LOUNGE

12' 6" x 12' 2" (3.70m x 3.80m)
Open fire with surround and mantle, radiator and uPVC double glazed bay window to front.

SECONDARY RECEPTION ROOM/BEDROOM

14' 6" x 10' 1" (4.43m x 3.08m) widest points
Feature exposed brick chimney breast, wood style laminate flooring and radiator. UPVC French Style, double glazed double doors to side decking.

KITCHEN

14' 6" x 10' 8" (4.42m x 3.26m)
Fitted with a good range of base, wall and drawer units with black marble effect worktop over incorporating one and a half bowl sink and drainer with mixer tap. Integrated electric double oven and gas hob with cooker hood over and integrated washing machine.

Space and plumbing for dishwasher, wooden style flooring and radiator. Cupboard housing combination boiler for the hot water and heating system and door to:

INNER HALL

Wood style laminate flooring, stairs down to family room and door to:

CLOAKS/WC

3' 3" x 7' 2" (1.00m x 2.17m)
Modern two-piece suite comprising of WC and wash hand basin. Heated towel rail and uPVC double glazed window to front.

FAMILY ROOM

16' 5" x 15' 3" (5.00m x 4.64m)
Roof window, three radiators, uPVC double glazed French style double doors to garden and uPVC double glazed windows to side and rear. Door to:

CELLAR AREA

14' 6" x 10' 4" (4.42m x 3.15m)
With some restricted head height under the kitchen with light and power.



FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Access to loft.

BEDROOM

12' 2" x 16' 1" (3.70m x 4.89m)
Full width, double bedroom with two uPVC double glazed windows to front offering views of Barrow Park. Cast fireplace and radiator.

BEDROOM

12' 1" x 10' 0" (3.68m x 3.04m)
UPVC double glazed window to rear, cast iron fireplace and radiator.

BEDROOM

6' 4" x 7' 7" (1.93m x 2.31m)
UPVC double glazed window to side and radiator.

BATHROOM

7' 6" x 10' 4" (2.28m x 3.14m)
Stylish four piece suite in white comprising of WC, wash hand basin, slipper bath and shower cubicle. Heated towel rail and uPVC double glazed window to side.

EXTERIOR

Gated access to pathway to front door, driveway and side access with elevated decking. Split level garden to the rear with patios, garden room and Anderson Shelter. Laid mostly to lawn with exterior electric sockets close to the patio and garden room and water feature.

