



#### DIRECTIONS

Entering Barrow via Abbey Road, with Furness General Hospital on your right. Continue through The Strawberry traffic lights and take your third left into East Mount where number the property can be found on your left-hand side at the end of the row.

The property can be found by using the following "What Three Words" <https://w3w.co/looks.flows.deep>

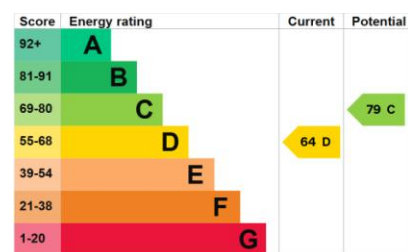
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all 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.

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GARAGE &  
PARKING

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Excellent opportunity to purchase a substantial Victorian style end of terrace family home with lawn frontage in this popular location situated between Abbey Road and Prospect Road in Newbarns, Barrow in Furness. Occupying an enviable plot with views, particularly from the first floor, many original style features including fireplaces to the main living areas, cornicing and picture rails. Ideally suited to the family buyer and comprising of entrance vestibule, hallway, lounge, secondary reception room with French style double glazed double doors to the side garden, dining room, kitchen with breakfast bar, WC and pantry to the ground floor with five bedrooms and a family four piece bathroom suite to the first floor. Complete with gas fired central heating system, uPVC double glazing, enclosed side garden, driveway, outside store and garage. Situated within walking distance of a local Co-Op store, popular public houses and bus routes from The Strawberry traffic lights to Barrow Town Centre, Dalton and Ulverston and to Furness General Hospital from nearby Oxford Street. All in all a fantastic purchase opportunity with early inspection strongly advised.



Accessed through a PVC door into:

**ENTRANCE VESTIBULE**

Door to:

**HALL**

Door to three reception rooms and stairs to first floor with understairs cupboard.

**LOUNGE**

17' 5" x 13' 3" (5.31m x 4.04m)

Wood burning stove set to slate plinth with tiled back and oak stained surround, picture rail and coving to ceiling. UPVC double glazed bay window to front with views of the front garden and radiator.

**SECONDARY RECEPTION ROOM**

12' 11" x 17' 10" (3.94m x 5.44m)

Further wood burning stove set onto a slate plinth with tiled back and dark oak stained surround, radiator and uPVC French doors to rear yard.

**DINING ROOM**

12' 6" x 11' 3" (3.81m x 3.43m)

Wood laminate flooring, feature fireplace, radiator and uPVC double glazed window to side. Door to:

**KITCHEN**

12' 9" x 12' 4" (3.89m x 3.76m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and chrome handles. Space and point for range cooker, space and plumbing for dishwasher and washing machine. Modern radiator, breakfast bar area, spot lights to ceiling, door to store and door to WC. External door to rear yard and uPVC double glazed window to side.

**STORE**

Window and light.

**WC**

One piece suite comprising of WC. Window.

**FIRST FLOOR LANDING**

Doors to all bedrooms and bathroom.

**BEDROOM**

13' 7" x 13' 9" (4.15m x 4.20m)

Double room with uPVC double glazed bay window to front with views and radiator.



**BEDROOM**

13' 0" x 18' 3" (3.96m x 5.56m)

Double room with uPVC double glazed window to rear and radiator.

**BEDROOM**

10' 0" x 12' 6" (3.05m x 3.81m)

Two uPVC double glazed window to side and rear and radiator.

**BEDROOM**

10' 1" x 7' 11" (3.07m x 2.41m)

Single room with radiator and uPVC double glazed window to front.

**BEDROOM**

5' 7" x 8' 2" (1.7m x 2.49m)

Radiator and uPVC double glazed window to side.

**BATHROOM**

12' 2" x 8' 0" (3.71m x 2.44m)

Modern four piece suite comprising of corner bath, WC, wash hand basin and shower cubide. Cupboard housing combination boiler for the hot water and heating system and uPVC double glazed window to side.

**EXTERIOR**

Gated pedestrian access to front patio and entrance door with a lovely lawned garden and patio area. To the side is with a low maintenance garden with pathway, outside tap, area of artificial grass and planted shrubs and bushes. Driveway accessed from Prospect Road giving access to outbuildings and the rear of the property.

**GARAGE**

Doors to rear service lane, light and power.

