



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

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and after approximately 0.75 of a mile turn left into Tennyson Avenue. Take your second left into Chaucer Way where the property can be found on your first left.

The property can be found by using the following "What Three Words" <https://w3w.co/skinny.relations.soulful>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, water, electricity and gas



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

1 Chaucer Way,
Barrow-in-Furness, LA13 9UA

For more information call **01229 445004**

2 New Market Street
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www.jhhomes.net or contact@jhhomes.net

Super opportunity to acquire a well proportioned and presented four bedroom detached home situated on an enviable corner plot location off Rating Lane in Barrow. Benefitting from gas central heating system, UPVC double glazing and comfortable living accommodation comprising of entrance hall way, cloaks/WC, lounge, dining room, kitchen with integral appliances, PVC conservatory with lovely sunny aspect and views of the rear garden to the ground floor with four good sized bedrooms one with an en-suite family bathroom. Externally, there are good-sized gardens to the front, side and rear, driveway and access to an integral garage. The location offers Co-op shop, Schools, Barrow Sixth Form Collage within walking distance and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. Early/vacant possession is available with no chain delay of this fantastic and rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a PVC door with glazed inserts into:

HALLWAY

Wood laminate flooring, stairs to first floor with under stairs cupboard, access to lounge, kitchen and WC.

CLOAKS/WC

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

LOUNGE

15' 9" x 13' 0" (4.8m x 3.96m)
Stone effect living flame gas fire with feature surround, wood laminate flooring and two radiators. UPVC double glazed bow window to front and open to:

DINING ROOM

9' 3" x 9' 10" (2.82m x 3m)
Wood laminate flooring, radiator and open to:

CONSERVATORY

8' 7" x 8' 3" (2.62m x 2.51m)
UPVC double glazed windows with views to the rear garden and external double doors.

KITCHEN

8' 10" x 10' 11" (2.69m x 3.33m)
Fitted with a range of base, wall and drawer units with work top over incorporating one and a half bowl sink and drainer with splash backs. Integrated electric oven, four ring gas hob with cooker hood over and dishwasher. Space for fridge/freezer, radiator, door to garage and uPVC double glazed window to rear.

FIRST FLOOR LANDING

Airing cupboard housing hot water tank, access to all upper rooms and uPVC double glazed window to side.

MASTER BEDROOM

11' 6" x 12' 1" (3.53m x 3.70m)
Double room with fitted wardrobes, radiator and uPVC double glazed window to front. Door to:



EN-SUITE

3' 1" x 8' 3" (0.94m x 2.51m)
Three piece suite comprising of WC, wash hand basin and shower cubicle. UPVC double glazed window to side.

BEDROOM

9' 7" x 7' 3" (2.92m x 2.21m)
UPVC double glazed window to rear and radiator.

BEDROOM

8' 9" x 6' 8" (2.67m x 2.03m)
Radiator and uPVC double glazed window to rear.

BEDROOM

6' 11" x 9' 5" (2.11m x 2.87m)
UPVC double glazed window to front and radiator.

BATHROOM

5' 7" x 6' 8" (1.7m x 2.03m)
Modern three piece suite comprising of WC, wash hand vanity basin and bath with mixer taps and attached shower. UPVC double glazed window to rear.

EXTERIOR

Endosed, private lawned gardens to front, side and rear. Patio to rear garden, driveway extending to garage and pathway to both sides.

GARAGE

16' 9" x 9' 0" (5.11m x 2.74m)
Up and over door, wall mounted boiler for the hot water and heating system. Light and power.

