

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 at the roundabout turn left into Flass Lane where the property can be found on your right.

The property can be found by using the following "What Three Words" <https://w3w.co/salsa.orchestra.appeal>

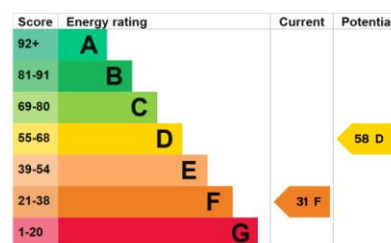
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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.

JH
Homes

JH
Homes

£245,000



2



3



1



PARKING

88 Flass Lane,
Barrow-in-Furness, LA13 0DE

For more information call **01229 445004**

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

Superb purchase opportunity to acquire a family sized extended semi detached house that has recently undertaken refurbishment. Early internal inspection is advised to appreciate what is on offer, including location, driveway and good-sized rear garden. Situated with walking distance of a local Co-op and One-Stop shop, schools, Barrow sixth form college and within easy reach of both Furness General Hospital and the beautiful Abbey Valley Walk. Comprising of entrance hallway, Bay windowed lounge/diner, sun room with French style double doors to the rear garden and kitchen to the ground floor with three sized bedrooms and a luxury bathroom to the first floor. Externally, there are good sized low maintenance gardens to the front and rear and off-road parking. Early/vacant possession is available, with no chain delay and viewings are advised of this fantastic purchase opportunity which would particularly suit the family home buyer.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALLWAY

Doors to Lounge & Kitchen. Stairs to first floor.

LOUNGE/DINER

10' 9" x 22' 1" (3.28m x 6.74m)

UPVC double glazed window to front, open fireplace, two radiators and double doors to:

SUN ROOM

7' 7" x 17' 0" (2.31m x 5.18m)

French style doors with matching side panels to rear garden, uPVC double glazed window to rear, wood laminate flooring, radiator and open to:

KITCHEN

8' 1" x 6' 0" (2.46m x 1.83m)

Fitted with a range of modern base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and splash back tiling. Integrated electric oven and electric hob with cooker hood over. Further integrated appliances include a dishwasher and washer/dryer. Under stairs cupboard, wood laminate flooring and uPVC double glazed window to rear. Door to hallway.

FIRST FLOOR LANDING

Doors to all upper rooms and uPVC double glazed window to side.

BEDROOM

11' 10" x 9' 11" (3.61m x 3.02m)

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



BEDROOM

9' 10" x 9' 11" (3.01m x 3.02m)

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

BEDROOM

6' 9" x 6' 11" (2.06m x 2.11m)

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

BATHROOM

5' 9" x 6' 11" (1.75m x 2.11m)

Luxury three piece suite comprising of WC, wash hand basin and bath with mixer tap, shower over and shower screen. Tiling to walls, heated towel rail and uPVC double glazed window to rear.

EXTERIOR

Low maintenance gardens with lawn to front and rear. Driveway extending to front entrance door and side aspect.

