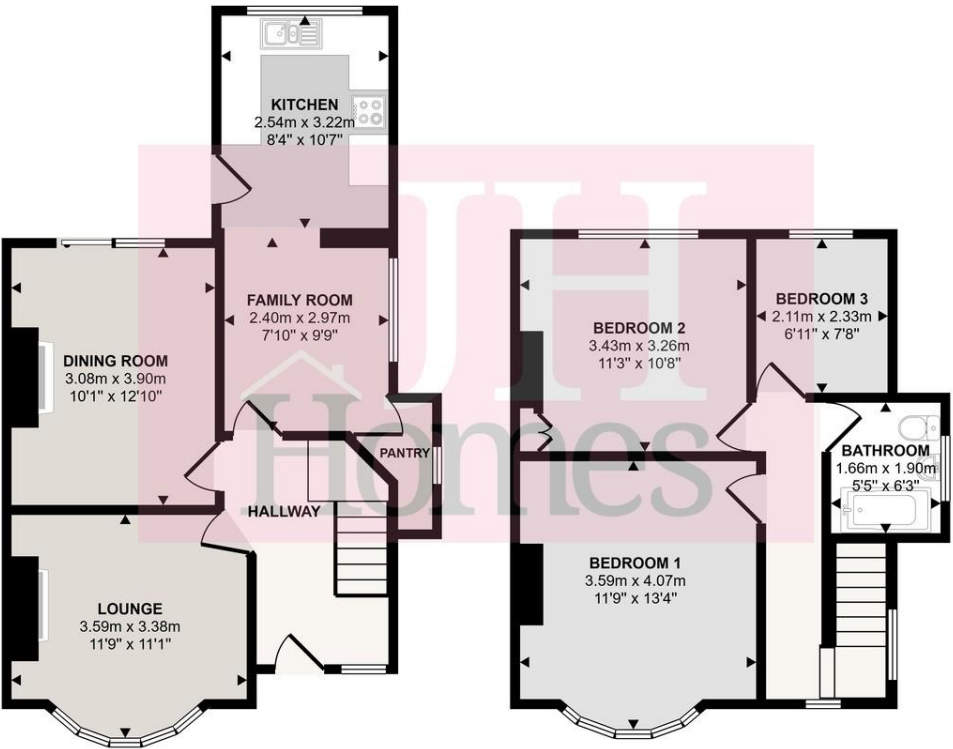


Approx Gross Internal Area
91 sq m / 980 sq ft



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. Turn left at the roundabout into Flass Lane and first left into Clevelands Avenue, following the road to the right where the property can be found on the right-hand side. The property can be found by using the following "What Three Words" <https://w3w.co/actors.gift.lodge>

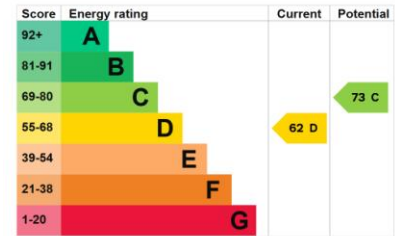
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

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.



£250,000



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PARKING

26 Clevelands Avenue,
Barrow-in-Furness, LA13 0AE

For more information call **01229 445004**

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

Ideal purchase opportunity to acquire a stunning, extended family sized semi detached home which must be viewed to be fully appreciated. Having been well maintained by the current owner and boasts quality fitments and contemporary décor and lighting throughout. Early internal inspection is advised to appreciate what is on offer, including location, driveway and to the rear good sized garden with patio area all of which is enclosed for added privacy. Comprising of entrance hall, Bay windowed lounge, dining room with sliding patio doors and family room opening to a modern kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. Internally the property is superbly presented with many original style features complemented by modern features, UPVC double glazing and gas central heating system. A fantastic and extremely rare purchase opportunity which is within walking distance of a local Co-op shop, Schools, Barrow Sixth Form College and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. This home will be of particular interest to the family home buyer, with early inspection strongly advised.



Accessed through an entrance door with matching side panel opening to:

HALLWAY

Laminate flooring, radiator and internal doors to bay windowed lounge, dining room and family room. Stairs to first floor.

LOUNGE

11' 1" x 11' 9" (3.38m x 3.58m)
Bay window to front, stone effect living flame gas fire with marble effect, hearth and back set within a pine-stained surround, overhead light, power points and radiator.

DINING ROOM

12' 10" x 10' 1" (3.91m x 3.07m)
Picture rail, overhead lighting, double glazed sliding patio doors to rear and focal coal effect living flame gas fire with marble effect back and hearth.

FAMILY ROOM

9' 9" x 7' 10" (2.97m x 2.39m)
Laminate flooring, uPVC double glazed window to side, radiator, overhead light and power points. Open to kitchen and door to:

PANTRY

Window and housing wall mounted combination boiler for the hot water and heating system.

KITCHEN

10' 7" x 8' 4" (3.23m x 2.54m)
Fitted with a range of base, wall and drawer units with wood grain effect work surface over incorporating one and a half bowl sink unit, chrome handles and contrasting black and white splashback tiling. Space and point for cooker, space and plumbing for washing machine and dishwasher and space for fridge/freezer. UPVC double glazed window to rear with outlook towards the garden and external door to patio.

FIRST FLOOR LANDING

Leaded style and distinctive diamond shaped feature window to side and access to all bedrooms, family bathroom and loft.

BEDROOM

13' 4" x 11' 9" (4.06m x 3.58m)
UPVC double glazed bay window to front, radiator, overhead light and power points.



BEDROOM

10' 8" x 11' 3" (3.25m x 3.43m)
Further double room with uPVC double glazed window to rear with views over the garden and beyond. Overhead light, power points and radiator.

BEDROOM

7' 8" x 6' 11" (2.34m x 2.11m)
Single room with radiator and uPVC double glazed window to rear.

BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)
Fitted with a white three piece suite comprising of WC, wash hand basin and bath with shower over. Wall tiling, extractor fan and heated towel rail. UPVC double glazed window to side.

EXTERIOR

Off-road parking to front and access to the entrance door. Side gate access to the rear garden.
Enclosed rear garden with feature circular lawn, wood chipped borders, patio area and enjoying a good degree of privacy.

