



DIRECTIONS

On entering Barrow from Mill Brow roundabout, continue passed Furness General Hospital on your right-hand side and continue through The Strawberry traffic lights. Take your fourth right into Victoria Avenue and immediate left into Warick Street and right again into Victoria Road. Continue over Oxford Street crossroads, up the hill 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/hooked.dare.input>

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.



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Barrow-in-Furness, LA14 5NL

For more information call **01229 445004**

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

Semi detached two bedroom home in a highly popular location within a traditional part of Barrow Town with local shops including Nisa, Post Office and public houses all within walking distance, including the highly regarded Victoria Academy. Close to Barrow Town Centre, BAE Systems, supermarkets and good access to transport links, such as the A590 and Barrow Train Station. Early inspection is strongly advised as the property has been well upgraded and extended by the current vendor and comprises of dining room and open plan modern lounge/kitchen to the ground floor with two good sized bedrooms, storage room and luxury shower room to the first floor. Complete with rear garden with good sized lawn area. Early internal inspection is strongly recommended for this realistically priced home suitable for a variety of buyers.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALLWAY

Door to lounge and door to:

DINING ROOM

9' 11" x 9' 6" (3.03m x 2.90m)

UPVC double glazed window to front, wood laminate flooring, radiator and feature archway to:

LOUNGE

17' 7" x 10' 5" (5.38m x 3.20m)

Wood burner with feature brick surround with slate plinth and wooden mantle. UPVC double glazed windows to side and open to kitchen. Understairs cupboard with space and plumbing for washing machine, area of work surface and wall mounted combination boiler for the hot water and heating system.

KITCHEN

13' 1" x 10' 11" (4m x 3.35m)

Fitted with a good range of base, wall and drawer units to include an island with marble effect worktops over incorporating Belfast style sink and integrated Range cooker. UPVC double glazed window to rear, vaulted ceiling, roof window and PVC double glazed French doors to rear decking and garden.

FIRST FLOOR LANDING

UPVC double glazed window to side, doors to all upper rooms, storage cupboard and loft access.

BEDROOM

11' 5" x 10' 8" (3.48m x 3.26m)

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



BEDROOM

9' 11" x 8' 11" (3.03m x 2.74m)

UPVC double glazed window to front and radiator.

STORAGE CUPBOARD

Window to side.

SHOWER ROOM

Three piece suite comprising of WC, vanity wash hand basin and shower cubicle. Tiling to walls, heated towel rail and uPVC double glazed window to rear.

EXTERIOR

Gated forecourt gives access to front entrance door and side aspect to rear garden via wooden gate. The rear garden is endosed for privacy considerations, and is mostly laid to lawn with path to patio area and storage shed.

