



Total area: approx. 128.5 sq. metres (1383.2 sq. feet)

DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Follow through two sets of traffic lights and a pelican crossing, take the next left into Park Avenue.

Turn left into Lorne Road and the property is on your right-hand side. The property can be found by using the following "What Three Words": <https://w3w.co/stand.notice.wage>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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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43 Lorne Road, Barrow-in-Furness,
LA13 9BP

For more information call **01229 445004**

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

Rare opportunity to acquire a family sized, three storey end terraced home in the highly popular street of Lorne Road. Early internal inspection is advised to appreciate what is on offer, including location, garage and good-sized accommodation. Local shop, schools, Barrow park and Leisure centre in walking distance, and within easy reach of Aldi supermarket, Barrow town centre and train station. The property has been well updated by the current owner including gas central heating system, uPVC double glazing, fitted kitchen, luxury bathroom and has comfortable living accommodation comprising entrance hallway, lounge, dining room, kitchen with external door to yard, four good sized bedrooms, play room and bathroom. Externally there is a forecourt to front and yard to rear with access to the garage and rear street.



Accessed through a door into:

VESTIBULE

Entrance door. Door to:

HALLWAY

Door to dining room and stairs to first floor.

LOUNGE

12' 3" x 10' 8" (3.73m x 3.25m)

Radiator and uPVC double glazed bay window to front. Open to:

DINING ROOM

11' 11" x 10' 8" (3.63m x 3.25m)

UPVC double glazed window to rear and radiator. Open to:

REAR VESTIBULE

Under stairs storage. Door to:

KITCHEN

10' 10" x 6' 9" (3.3m x 2.06m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap and splash back tiling. Space and point for gas cooker, space for fridge/freezer, uPVC double glazed windows to side and external door to yard.

FIRST FLOOR LANDING

Doors to two bedrooms, bathroom and play room.

BEDROOM

12' 6" x 14' 3" (3.81m x 4.34m)

Radiator and uPVC double glazed window to front.

BEDROOM

11' 11" x 8' 10" (3.63m x 2.69m)

UPVC double glazed window to rear and radiator.

BATHROOM

Luxury four piece suite comprising of WC, wash hand basin, shower cubide and bath. Two uPVC double glazed windows to side and storage cupboard housing combination boiler. Door to:



PLAY ROOM

12' 1" x 6' 9" (3.68m x 2.06m)

Single glazed window to side.

SECOND FLOOR LANDING

Access to two bedrooms.

BEDROOM

12' 6" x 14' 3" (3.81m x 4.34m)

Storage cupboard, uPVC double glazed window to front and radiator.

BEDROOM

12' 2" x 8' 10" (3.71m x 2.69m)

UPVC double glazed window to front and radiator.

EXTERIOR

Gated forecourt to front gives access to entrance door. Endosed yard to rear leading to service road and access to:

GARAGE

12' 1" x 7' 3" (3.68m x 2.21m)

Light and power with up and over door.

