

DIRECTIONS

Entering Barrow from Dalton and Mill Brow roundabout, continue along Abbey Road with Furness General Hospital on your right. Turn left at The Strawberry traffic lights into Hollow Lane which continues into Harrell Lane. Turn right into Lesh Lane and take your first left into Risingside, second right into Hemplands and first left into Birstall Road. Turn right into St Quintin's Avenue.

The property can be found by using the following "What Three Words":<https://w3w.co/mutual.animal.spoon>

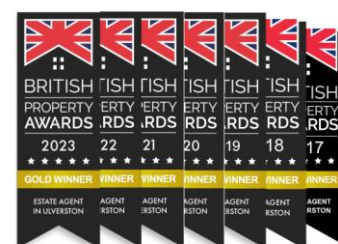
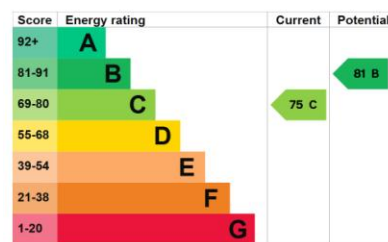
GENERAL INFORMATION

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.



£250,000

1

5

1

OFF ROAD PARKING

17 St. Quintin Avenue,  
Barrow-in-Furness, LA13 9HB

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



This is a rare purchase opportunity to acquire an extended family sized, five bedroom, mid terrace house with off-road parking and enclosed rear garden in a highly popular location in Newbams, overlooking The Green. Early inspection is advised to appreciate what is on offer and is within walking distance is a local Co-op, One-Stop Shop, Schools, Tesco Metro and Roose Train Station. The property is also within easy reach of Barrow town centre. Having been renovated by current owner to include contemporary modern décor and lighting throughout, uPVC double glazing, gas central heating system, recently installed kitchen with integral appliances and underfloor heating. Comprising of entrance hallway, lounge and kitchen with French doors to rear garden to the ground floor with the first floor having three bedrooms with fitted wardrobes and luxury bathroom as well as a further two bedrooms on an upper floor again with fitted wardrobes. Externally, there is parking and an enclosed garden to rear which is laid mostly to lawn, with an outbuilding and WC. All in all this is a fantastic and extremely rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through door into:

**HALLWAY**

Underfloor heating, under stairs cupboard and open doorway to kitchen. Stairs to first floor and door to:

**LOUNGE**

17' 0" x 11' 9" (5.18m x 3.58m)  
Radiator and PVC French style, double glazed double doors to rear garden, uPVC double glazed windows to front, door to inner hall and open double doorway to:

**KITCHEN**

9' 4" x 11' 0" (2.85m x 3.36m)  
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink and drainer with mixer tap and recess tiling. Integrated electric double oven, five ring gas hob with cooker hood over and space and plumbing for washing machine. UPVC double glazed window to rear, underfloor heating and external door to rear garden.

**FIRST FLOOR LANDING**

Doors to bedrooms and bathroom, stairs to second floor and uPVC double glazed window to front.

**BEDROOM**

12' 2" x 9' 9" (3.71m x 2.98m)  
Storage cupboard, uPVC double glazed window to rear and radiator. One double and two single wardrobes and drawer pack.

**BEDROOM**

10' 0" x 9' 5" (3.05m x 2.87m)  
UPVC double glazed window to rear, radiator and double wardrobe.

**BEDROOM**

6' 11" x 10' 7" (2.11m x 3.23m)  
Radiator and uPVC double glazed window to front.



**BATHROOM**

Luxury three piece suite comprising of WC, wash hand basin and bath with shower above. Tiling to walls, heated towel rail and uPVC double glazed window to front.

**SECOND FLOOR LANDING**

Storage cupboard housing combination boiler for the hot water and heating system, uPVC double glazed window to rear and doors to two further bedrooms.

**BEDROOM**

12' 3" x 9' 1" (3.73m x 2.77m)  
Roof window to front, wardrobes, radiator and uPVC double glazed window to rear.

**BEDROOM**

21' 7" x 9' 0" (6.58m x 2.74m)  
UPVC double glazed window to rear, roof window to front, eaves storage and radiator.

**EXTERIOR**

Off road parking to front giving access to entrance door, shared side ginnel to rear and enclosed garden laid mostly with lawn. Outbuilding with light and power alongside WC.

