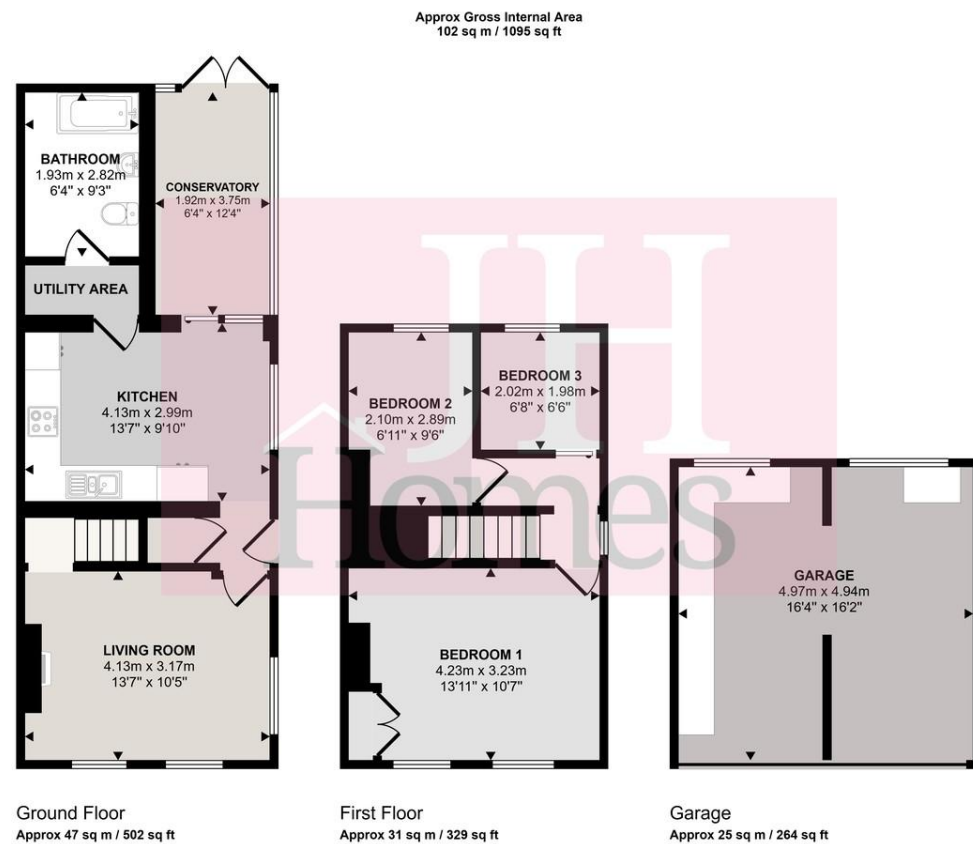


£200,000

JH
Homes



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, continue until it merges with Friars Lane. Turn right into Priors Path and take the first left into Monks Brow.

The property can be found by using the following "What Three Words" <https://w3w.co/voting.margin.crate>

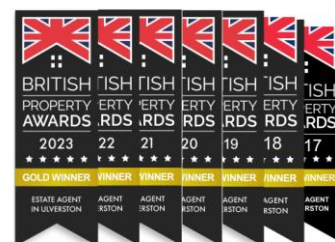
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

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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2



3



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GARAGE &
PARKING

35 Monks Brow,
Barrow-in-Furness, LA13 9PL

For more information call **01229 445004**

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

This is a rare purchase opportunity to acquire a family sized three bedroomed extended end terrace house with contemporary lighting and traditional décor. Early internal inspection is advised to appreciate what is on offer, including the super enclosed rear garden and detached double garage. 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. The property has been renovated by the current owners; including modern gas central heating system, UPVC double glazing, luxury kitchen, bathroom extension with roof window and conservatory giving access to rear garden. Comfortable living accommodation comprising of entrance vestibule, lounge, kitchen, conservatory and bathroom, and to the first floor three bedrooms. Externally, there are shared steps to the forecourted garden leading to side entrance door with gated access to rear garden. Both gardens are of low maintenance and a superb rear garden which is enclosed for privacy consideration. This in turn gives access to the rear service lane and double garage, which has an electric door, EV charging point and light and power points. A fantastic and extremely rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through PVC door into:

ENTRANCE VESTIBULE

Entrance door, door to kitchen and understairs cupboard.
Door to:

LOUNGE

10' 5" x 13' 7" (3.18m x 4.14m)
Three uPVC double glazed windows to front and side. Electric fire with feature surround, alcove cupboards and tall radiator.
Door to stairs to first floor.

KITCHEN

9' 10" x 13' 7" (3m x 4.14m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one single sink with drainer and mixer tap and splash back tiling. Electric ovens, gas hob, extractor hood and heated towel rail. UPVC double glazed window to side and door to utility area. Space for fridge, freezer and dining table. Double glazed sliding patio doors to:

CONSERVATORY

12' 4" x 6' 4" (3.76m x 1.93m)
UPVC double glazed windows to side, skylight, wood laminate flooring and radiator. UPVC French style double glazed double doors to rear garden.

UTILITY AREA

Plumbing for washing machine, space for dryer and storage cupboard. Door to:

BATHROOM

Luxury three piece suite comprising of WC, vanity wash hand basin and bath with shower above. Extractor fan, cladding to bath walls, skylight and heated towel rail.

FIRST FLOOR LANDING

UPVC double glazed window to side and doors to bedrooms.



BEDROOM

10' 7" x 13' 11" (3.23m x 4.24m)
Alcove cupboard housing combination boiler for hot water and heating system, radiator and two uPVC double glazed windows to front.

BEDROOM

9' 6" x 6' 11" (2.9m x 2.11m)
Wood laminate flooring, radiator and uPVC double glazed window to rear.

BEDROOM

6' 6" x 6' 8" (1.98m x 2.03m)
UPVC double glazed window to rear and radiator.

EXTERIOR

Shared pathway to front garden with access to front entrance door and gate to rear garden. Low maintenance gardens to front, enclosed rear garden with timber decking and AstroTurf. Enclosed for privacy considerations, pathway and gate to rear service lane.

DOUBLE GARAGE

16' 4" x 16' 2" (4.98m x 4.94m)
Electric roller door, EV charging point, light, power points and two windows to rear.

