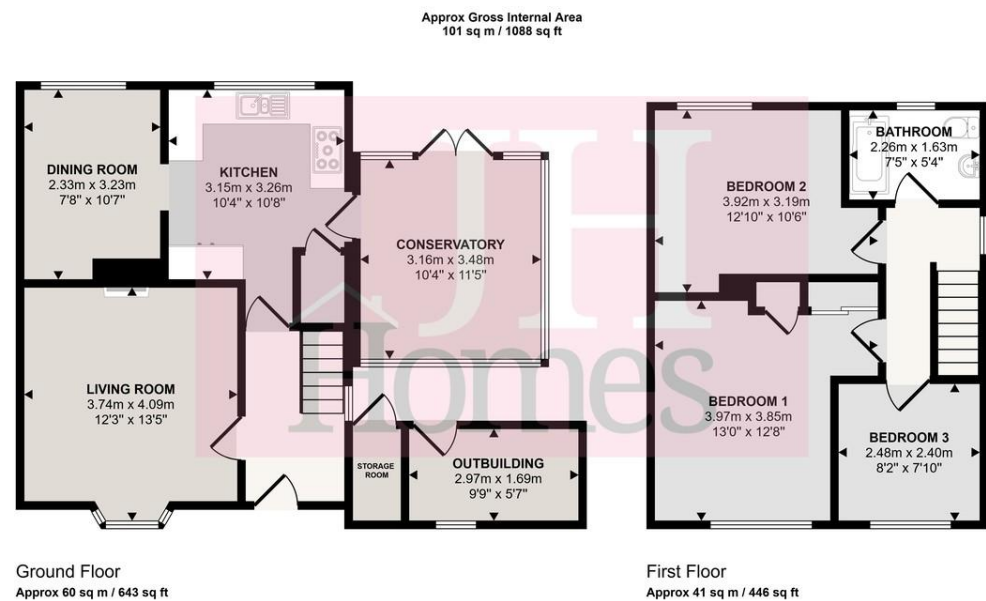




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

Entering Barrow from Dalton 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, taking your forth right into Lesh Lane. Take your first left into Rising Side and with Newbarns school on your left, turn right into Middleton Avenue with the property being on your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/copies.villa.game>

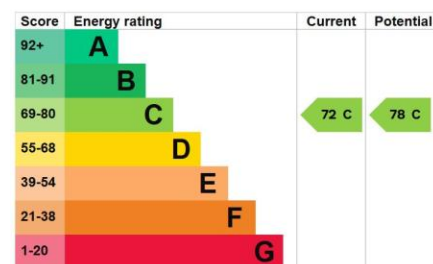
GENERAL INFORMATION

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.



£215,000



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PARKING

6 Middleton Avenue, Barrow-in-Furness, LA13 9HN

For more information call **01229 445004**

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

Rare purchase opportunity to acquire a family sized three bedroom end terrace house with off-road parking, enclosed low maintenance garden front and rear, luxury conservatory and attached outbuildings in a highly popular location in Newbarns, overlooking a small green. Within walking distance is a local Co-op, One-Stop Shop, Newbarns Primary School, Tesco Metro and Roose Train Station. Having been well updated by the current owner to including pleasant modern décor and lighting throughout, uPVC double glazing, gas central heating system and an upgraded kitchen. Comprising of entrance hall, Bay windowed lounge, dining room, kitchen with outlook over the rear garden and conservatory to the ground floor with three good sized bedrooms and a family bathroom to the first floor. Externally, there are good sized gardens to the front with an enclosed and lawned garden to the rear with outbuildings. All in all a fantastic purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALLWAY

UPVC double glazed window to side, radiator, coving and dado rail. Wood laminate flooring, stairs to first floor, door to kitchen and door to:

LOUNGE

12' 3" x 13' 5" (3.74m x 4.09m)
Gas fire with marble effect back, plinth and pine-stained surround, coving, picture rail and radiator. UPVC double glazed bay window to front.

DINING ROOM

7' 7" x 10' 7" (2.33m x 3.23m)
Tiled flooring, radiator and uPVC double glazed window to rear. Archway to:

KITCHEN

10' 4" x 10' 8" (3.15m x 3.26m)
Fitted with a good range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with chrome handles and splashback. Integrated electric oven with five ring gas hob and cooker hood over and integrated microwave. Tiled floor, understairs storage and wall mounted combination boiler. for the hot water and heating system. UPVC double glazed window to rear. Door to:

CONSERVATORY

10' 4" x 11' 5" (3.16m x 3.48m)
Wall lights, radiator, double doors to garden and uPVC double glazed windows to three sides.

FIRST FLOOR LANDING

UPVC double glazed window to side and doors to all bedrooms and family bathroom.



BEDROOM

13' 0" x 12' 7" (3.97m x 3.85m)
Double room with sliding door wardrobe, further storage cupboard, radiator and uPVC double glazed window to front.

BEDROOM

12' 10" x 10' 5" (3.92m x 3.19m)
Further double room with uPVC double glazed window to rear, picture and dado rails and radiator.

BEDROOM

8' 1" x 7' 10" (2.48m x 2.40m)
Single room with radiator, coving, picture rail and radiator. UPVC double glazed window to front.

BATHROOM

Modern three piece suite comprising of WC, wash hand basin and P-shaped bath with shower over. Tiling to walls, cladding to ceiling and uPVC double glazed window to rear.

EXTERIOR

Driveway, and lawned garden area to front. Enclosed garden to rear with greenhouse and storage shed and side access to two storage areas.

