

DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and just under a mile take the next left onto Highlands Avenue. After a short while you will find the property on your left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/ozone.cling.logs>

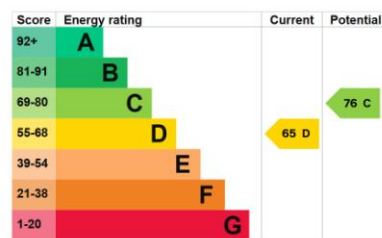
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



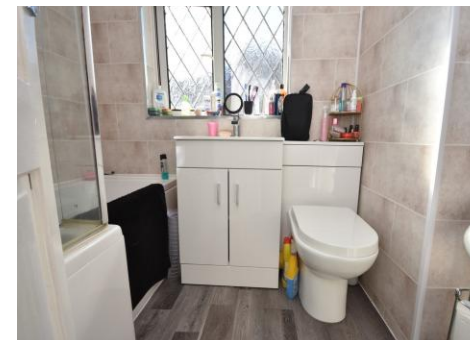
Estate Agency Act 1979

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£260,000



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GARAGE &
PARKING

13 Highlands Avenue,
Barrow-in-Furness, LA13 0AU

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 realistically priced, well-proportioned and presented three bedroom elevated semi detached house situated on the ever-popular Beacon Hill Estate location off Rating Lane in Barrow. Within walking distance of a local Co-op shop, Schools, Barrow Sixth Form Collage and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. Having been well maintained by the current owner and benefitting from a gas central heating system, uPVC double glazing and comfortable accommodation comprising of entrance hallway, bay windowed lounge wood burner open to a dining room and fitted kitchen to the ground floor with three bedrooms and family bathroom to the first floor. Complete with good-sized low maintenance gardens to front and rear, driveway and garage. Fantastic purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a PVC door with decorative glazed inserts into:

ENTRANCE HALLWAY

Stairs to first floor with understairs storage. Door to lounge, dining room and open doorway to kitchen.

LOUNGE

12' 0" x 9' 4" (3.66m x 2.84m)
UPVC double glazed bay window to front, woodburning style stove set on a slate effect plinth with wooden mantle over, corning to ceiling, dado rail and radiator. Feature archway to:

DINING ROOM

12' 9" x 11' 1" (3.89m x 3.38m)
Wood style laminate flooring, corning to ceiling, dado rail, radiator and PVC French style double glazed, double doors with matching side panels to rear garden.

KITCHEN

9' 9" x 9' 4" (2.97m x 2.85m)
Fitted with a good range of base, wall and drawer units with marble effect work top over incorporating sink and drainer. Integrated electric oven and four ring gas hob with cooker hood over. Pantry area with space for fridge and shelving and wall mounted combination boiler for the hot water and heating system. External door to rear garden and uPVC double glazed window to side.

FIRST FLOOR LANDING

Two windows to front and side and doors to all upper rooms.

BEDROOM

11' 9" x 11' 7" (3.58m x 3.53m)
Double room with fitted wardrobes, wooden style flooring, radiator and uPVC double glazed bay window to front.



BEDROOM

11' 7" x 10' 9" (3.54m x 3.28m)
UPVC double glazed window to rear, wood style laminate flooring and radiator.

BEDROOM

8' 2" x 7' 11" (2.49m x 2.41m)
Single room with radiator and uPVC double glazed window to rear.

BATHROOM

Modern three piece suite comprising of WC, vanity wash hand basin and P-shaped bath with shower over. Splash back tiling and heated towel rail.

EXTERIOR

Low maintenance gardens to front with steps to the entrance door. Driveway extending to the garage and an enclosed rear garden laid mostly to lawn with timber decked area and garden room.

STORE

10' 0" x 4' 4" (3.05m x 1.32m)
Light and power.

GARAGE

16' 4" x 8' 2" (4.98m x 2.49m)
Double doors to front and pedestrian door to garden.

