



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 and continue up the hill. Keep left outside Newbarns school and follow the road round into Stackwood Avenue where the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/wings.plot.total>

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

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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PARKING

31 Stackwood Avenue,
Barrow-in-Furness, Cumbria, LA13 9HQ

For more information call **01229 445004**

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

Spacious family four bedroom, three story, semi detached home situated in this highly popular location in Newbarns. Having been well maintained by the current owners and occupying a favourable plot with ample low-maintenance gardens to the front and rear, driveway, uPVC double glazing, gas fired central heating system. Comprising of entrance vestibule, spacious lounge, kitchen/diner, downstairs WC/Cloaks with four bedrooms, master having an ensuite and family bathroom over two upper floors. 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. This is a fantastic and rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

LOUNGE

15' 0" x 11' 9" (4.57m x 3.58m)
UPVC double glazed window to front, understairs cupboard and radiator. Door to:

INNER HALL

Door to WC, stairs to first floor and door to:

WC

Two-piece suite comprising of WC and wash hand basin. Radiator.

KITCHEN/DINER

13' 9" x 11' 7" (4.19m x 3.53m)
Fitted with a good range of base, wall and drawer units with wooden work top over incorporating one and a half bowl stainless steel sink and drainer with mixer tap and splash back. Integrated electric oven and hob with cooker hood over, integrated dishwasher and space for fridge/freezer. Wall mounted combination boiler for the hot water and heating system, radiator, uPVC double glazed windows to rear, two roof windows and PVC French style double doors to garden.

FIRST FLOOR LANDING

Access to two bedrooms and family bathroom with stairs leading to the second floor.

BEDROOM

12' 0" x 8' 7" (3.66m x 2.62m)
Double room with mirror fronted wardrobes, radiator and uPVC double glazed window to front.

BEDROOM

11' 10" x 8' 2" (3.61m x 2.49m)
Further double room with uPVC double glazed window to rear and radiator.



BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)
Three piece suite comprising of WC, wash hand basin and bath with shower over. Tiling to walls, heated towel rail and uPVC double glazed window to side.

SECOND FLOOR LANDING

Door to master bedroom and further bedroom.

MASTER BEDROOM

13' 6" x 9' 7" (4.11m x 2.92m)
Two roof windows to rear, two wardrobes and radiator. Door to:

EN-SUITE

Three piece suit comprising of WC, wash hand basin and shower cubide. Mirror fronted wardrobe and heated towel rail.

BEDROOM

8' 2" x 7' 4" (2.49m x 2.24m)
UPVC double glazed window to front and radiator.

EXTERIOR

Driveway to side, low maintenance gardens to front. with the rear offering Astro turf and a flagged patio with storage shed which is endosed for privacy considerations.

