

Total area: approx. 72.6 sq. metres (781.5 sq. feet)

DIRECTIONS

On entering Barrow from Mill Brow roundabout, continue past Furness General Hospital on your right-hand side and continue through The Strawberry traffic lights. Take your fourth right into Victoria Avenue. Continue over Oxford Street crossroads, turning left at the top of the street into Devonshire Road.

The property can be found on your left-hand side before the junction of Highfield Road and also by using the following "What Three Words": <https://w3w.co/sling.flip.reveal>

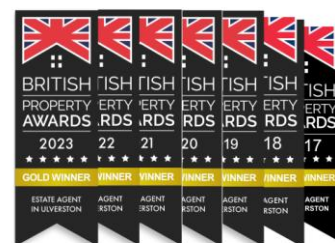
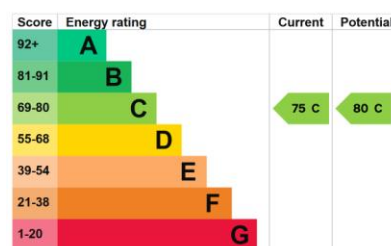
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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.



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OFF ROAD
PARKING

Manx View, Devonshire Road,
Barrow-in-Furness, LA14 5NE

For more information call **01229 445004**

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

A modern semi-detached three bedroomed home in a highly popular location within a traditional part of Barrow Town. Local shops including Nisa, Post Office and public houses all within walking distance, including the highly regarded Victoria Academy. Close to Barrow town centre, BAE Systems, supermarkets and good access to transport links, such as the A590 and Barrow train station. Early inspection is strongly advised as the property was built as a pair on Devonshire Road circa 2005 and includes central heating system, uPVC double glazing and family sized accommodation. Comprising of hallway, cloak/WC, lounge with coal effect living flame gas fire, dining room, kitchen, three good sized bedrooms and bathroom. Ample off-road parking and lawned gardens to front, with timber decking and storage shed to rear. The property does require modernisation but has been reflected in the more than realistic asking price. Early internal inspection strongly recommended and suitable for a variety of buyers.



Accessed through PVC door into:

ENTRANCE HALLWAY

Entrance door with matching side pane, understairs storage, door to lounge and stairs to first floor. Door to:

CLOAKS/WC

UPVC double glazed window to rear, radiator and two piece suite comprising of WC and wash hand basin.

LOUNGE

10' 8" x 13' 5" (3.25m x 4.09m)

Bright and airy room with some fine views. Coal effect living flame gas fire with brass trim and stone effect surround.

Radiator and three uPVC double glazed windows to front and side. Open to:

DINING ROOM

9' 0" x 7' 9" (2.74m x 2.36m)

Radiator and uPVC double glazed windows to the front. Door to:

KITCHEN

7' 9" x 7' 5" (2.36m x 2.26m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink with drainer and mixer tap (again this will be specific to the property) and splash back tiling. Gas hob, electric oven, plumbing for washing machine and space for fridge. UPVC double glazed window to rear and cupboard housing combination boiler for heating and hot water systems.

FIRST FLOOR LANDING

UPVC double glazed window to rear, doors to all upper rooms and loft access.



BEDROOM

9' 0" x 18' 9" (2.74m x 5.72m)

Radiator and uPVC double glazed window to front with views towards the Irish Sea.

BEDROOM

10' 0" x 9' 11" (3.05m x 3.04m)

UPVC double glazed window to front and radiator.

BEDROOM

9' 3" x 6' 9" (2.82m x 2.06m)

Storage cupboard, radiator and PVC double glazed window to side.

BATHROOM

Three piece suite comprising of WC, wash hand basin and bath with shower above. Tiling to walls, wood laminate flooring and uPVC double glazed window to rear.

EXTERIOR

Tarmacadam driveway with ample parking. Flagged pathway to entrance door and lawned garden to front. Enclosed lawned garden to rear with decking area and storage shed.

