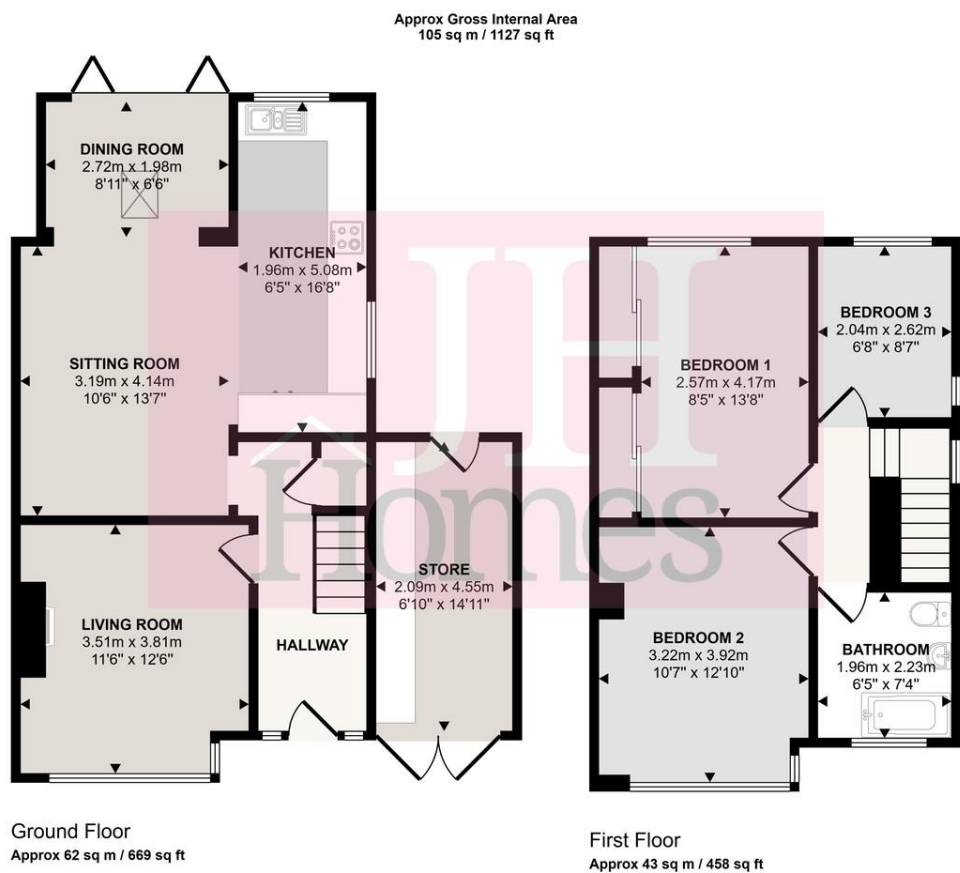




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Before The Strawberry traffic lights, turn left into Valley Drive and take your second left into Monks Vale Grove.

The property can be found by using the following "What Three Words": <https://w3w.co/active.highs.patch>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

EPC TO FOLLOW



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.

JH
Homes

JH
Homes

£260,000



3



3



1



PARKING

9 Monks Vale Grove, Barrow-in-Furness,
LA13 9JQ

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 extended semi-detached house that has recently undertaken extensive refurbishment to a very high level including modern carpets and contemporary lighting and décor. Early internal inspection is advised to appreciate what is on offer, including location, driveway and super rear garden. Within walking distance is a local Co-op shop, schools, Barrow Sixth Form College and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. The property has been renovated by the current owner including new gas central heating system, UPVC double glazing, extended kitchen/family/dining room, luxury bathroom and has comfortable living accommodation comprising of entrance hallway, lounge with pebble effect living flame gas fire, sitting room which is set up ready for a wall mounted flat screen TV, extended modern kitchen with integral appliances, dining area with external door to rear garden, and ground floor cloaks/WC. To the first floor is three good sized bedrooms and bathroom. Externally there are good-sized low maintenance gardens to the front and rear, off-road parking and store/workshop. A fantastic and extremely rare purchase opportunity set in a quiet cul-de-sac off Valley Drive, particularly for the family home buyer, with early inspection strongly advised.



Accessed through composite door with glass inserts.

ENTRANCE HALLWAY

Wooden flooring, under stairs cupboard and doors to lounge, sitting room and Cloak/WC.

CLOAKS/WC

Modern two piece suite comprising of WC and wash hand basin.

LOUNGE

12' 6" x 11' 6" (3.81m x 3.51m)

UPVC double glazed window to front, radiator and pebble effect living flame gas fire with modern surround.

SITTING ROOM

13' 7" x 10' 6" (4.14m x 3.2m)

Luxury wooden flooring through to dining area and kitchen.

Shelving, cupboard space, radiator and space for wall mounted TV.

KITCHEN

16' 8" x 6' 5" (5.08m x 1.96m)

Fitted with a range of base, wall, larder and drawer units with worktop over incorporating sink with drainer, mixer tap and splash back tiling. Four ring electric induction hob with extractor, electric oven, dishwasher, fridge and freezer. Two uPVC double glazed windows to side and rear and LED lighting to kickboards.

DINING AREA

6' 6" x 8' 1" (1.98m x 2.46m)

Radiator, roof window and bi-fold doors to rear garden.

FIRST FLOOR LANDING

Original style single glazed window and doors to all upper rooms.



BEDROOM

13' 8" x 8' 5" (4.17m x 2.57m)

Full height sliding doors with wardrobe space, radiator and uPVC double glazed window to rear.

BEDROOM

12' 10" x 10' 7" (3.91m x 3.23m)

UPVC double glazed window to rear and radiator.

BEDROOM

8' 7" x 6' 8" (2.62m x 2.03m)

Radiator and two uPVC double glazed windows to side and rear.

BATHROOM

Luxury three piece suite comprising of WC, wash hand basin and bath with shower above. Cladding to walls, heated towel rail and uPVC frosted glazed window to front.

EXTERIOR

Low maintenance garden/off-road parking to front with access to entrance door and store/workshop. Enclosed rear garden with lawned area and flagged patio extending to side with door to:

STORE/WORKSHOP

14' 11" x 6' 10" (4.55m x 2.08m)

Base and wall units with worktop and plumbing for washing machine. Wall mounted combination boiler for heating and hot water systems.

