

FREEHOLD

16 CLARENCE ROAD, BARROW-IN-FURNESS, CUMBRIA, LA14 5LR

£235,000

FEATURES

- Family Sized Semi-Detached
- Rare Purchase Opportunity
- Early Inspection Advised
- Gas CH system & uPVC DG
- Porch, Hallway & Cloaks/WC
- Bay Windowed Lounge & Dining Room
- Modern Extended Fitted Kitchen
- Three Bedrooms & Bathroom
- Gardens To Front & Rear & Garage
- Ample Parking. No-Chain Involved





1 2 3 Garage & Off Road Parking

JH Homes

A well-presented three-bedroom semi-detached family home, ideally situated in a highly sought-after and traditional area of Barrow. The property benefits from a convenient location, with local amenities including a Nisa supermarket, Post Office, and public houses all within easy walking distance, as well as the highly regarded Victoria Academy. The home is also within close proximity to Barrow town centre, BAE Systems, major supermarkets, and offers excellent transport links via the A590 and Barrow train station. Internally, the property is tastefully decorated in a contemporary style throughout and features a central heating system, uPVC double glazing, and an extended modern fitted kitchen. The accommodation comprises of a useful cloaks/WC to the ground floor, bay-windowed lounge, a separate dining room with gas fire, three generously sized bedrooms, and a luxury family bathroom. Externally there are lawned gardens to the front and rear, parking for several vehicles and a garage. This realistically priced property represents a rare opportunity and is ideal for a wide range of buyers. Early internal inspection is strongly recommended.

Accessed via a PVC door into:

ENTRANCE PORCH

Entrance door and door to:

HALLWAY

Access to cloaks/WC, dining room and kitchen. Radiator, understairs storage and stairs to the first floor.

DINING ROOM

11' 9" x 11' 3" (3.58m x 3.43m)

Coal effect living flame gas fire set on marble plinth with Adams Style surround, uPVC double glazed window to the rear and contemporary décor. Double doors to:

LOUNGE

8' 7" x 12' 2" (2.62m x 3.71m) max

UPVC double glazed bay window to the front and radiator.

KITCHEN

15' 11" x 6' 11" (4.85m x 2.11m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Two uPVC double glazed windows to the side, electric oven, electric hob, extractor hood and external door to rear garden.

CLOAKS/WC

Two-piece suite comprising of a WC and wash hand basin, plus uPVC double glazed window to the side.

FIRST FLOOR LANDING

Doors to all upper rooms, loft access and uPVC double glazed window to the side.

BEDROOM

10' 10" x 11' 2" (3.3m x 3.4m)

Radiator and uPVC double glazed bay window to the front.

BEDROOM

11' 10" x 11' 5" (3.61m x 3.48m)

UPVC double glazed window to the rear and radiator.

BEDROOM

7' 2" x 6' 11" (2.18m x 2.11m)

Radiator and uPVC double glazed window to the front.

BATHROOM

Three-piece suite comprising of WC, wash hand basin and P-Shaped bath. Tiling to walls, uPVC double glazed window to the rear and storage cupboard housing combination boiler for the heating and hot water systems.

EXTERIOR

Lawned gardens to front and rear, plus parking for several vehicles.

GARAGE

18' 10" x 9' 0" (5.74m x 2.74m)

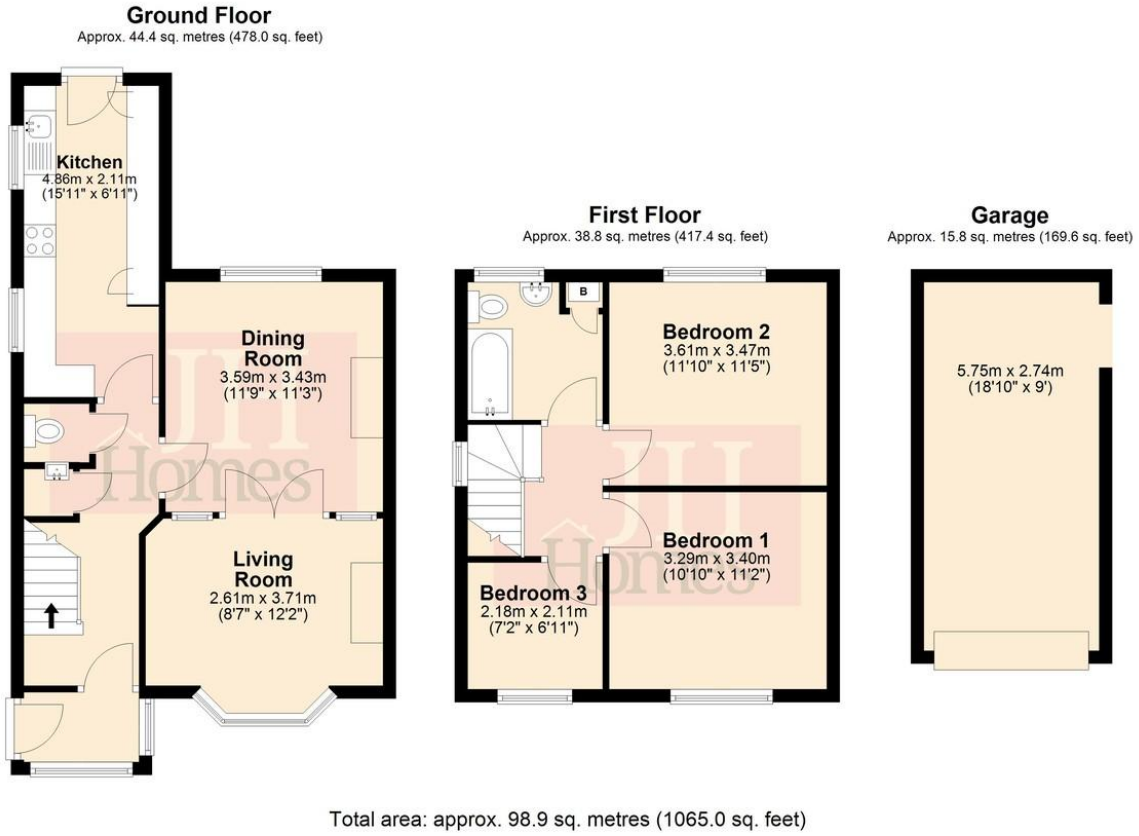
Up'n'over door plus light and power points.











Total area: approx. 98.9 sq. metres (1065.0 sq. feet)

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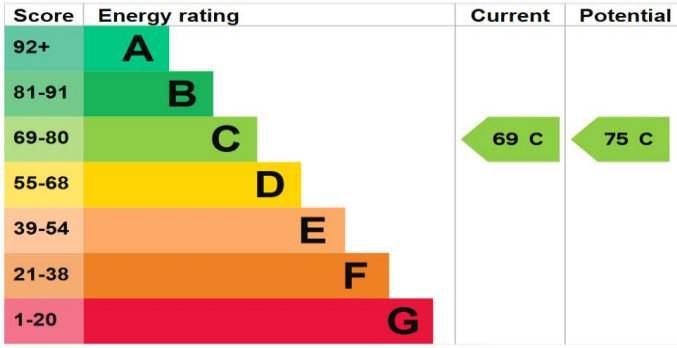
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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

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 and immediate right into Warwick Street, then left into Clarence Road.
The property can be found by using the following ''What Three Words'':
https://w3w.co/like.during.saints



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.