

FREEHOLD



29 FIFE STREET, BARROW-IN-FURNESS, LA13 9BU

£165,000

FEATURES

Superior Family Sized Mid Terrace

Meticulously Updated By Current Vendor

Gas CH System & uPVC DG

Garage To Rear

Lounge & Dining Room

Fantastic Fitted Kitchen

Three Bedrooms

Luxury Bathroom

Contemporary Decor Throughout

Early Inspection Advised



Lovingly maintained by the current owner, this beautifully presented property has been thoughtfully updated to offer modern and comfortable living. Recent improvements include a stylish contemporary kitchen, a luxurious bathroom, uPVC double glazing, and a gas central heating system throughout. Ideally suited to young families, the accommodation briefly comprises of a welcoming entrance hallway, leading to a bright and airy lounge which flows seamlessly into the dining area. This space opens into a modern fitted kitchen complete with integral appliances, creating a perfect layout for both everyday living and entertaining. To the first floor are three generously sized bedrooms, including an impressive full-width master bedroom positioned at the front of the property. A superbly appointed bathroom completes the internal accommodation, blending modern fittings with the home's character. Externally, the property benefits from a rear yard with access to a service lane, as well as a fantastic additional garden space featuring a manual roller door-ideal for secure parking or versatile outdoor use. Further benefits include gas central heating system and uPVC double glazing throughout, with sash windows to the front. Altogether, this is a fantastic opportunity to acquire a charming and spacious home, perfectly suited to families seeking comfort, convenience and style. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Door to dining room and stairs to the first floor.

LOUNGE

12' 1" x 10' 10" (3.68m x 3.3m)

Feature fireplace, contemporary decoration, wood laminate flooring, radiator and uPVC double glazed bay sash window to the front. Open to:

DINING ROOM

13' 1" x 10' 10" (3.99m x 3.3m)

UPVC French style double glazed double doors to the rear yard, modern décor, wood laminate flooring, understairs cupboard and a radiator. Open to:

KITCHEN

15' 3" x 8' 4" (4.65m x 2.54m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Two uPVC double glazed windows to the side, electric hob,

electric double oven, extractor hood and combination boiler for the heating and hot water systems.

FIRST FLOOR LANDING

Doors to all three bedrooms and bathroom.

BEDROOM

12' 1" x 14' 3" (3.68m x 4.34m)

UPVC double glazed sash window to the front and radiator.



BEDROOM

13' 1" x 8' 10" (3.99m x 2.69m)

Radiator and uPVC double glazed window to the rear.

BEDROOM

10' 10" x 8' 4" (3.3m x 2.54m)

UPVC double glazed window to the rear and radiator.

BATHROOM

Stylish three-piece suite in white comprising of a WC, wash hand basin and bath, plus uPVC double glazed window to the side.

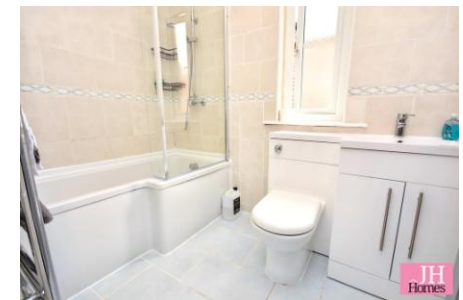
EXTERIOR

Enclosed rear yard with access to service lane. Door to:

GARAGE

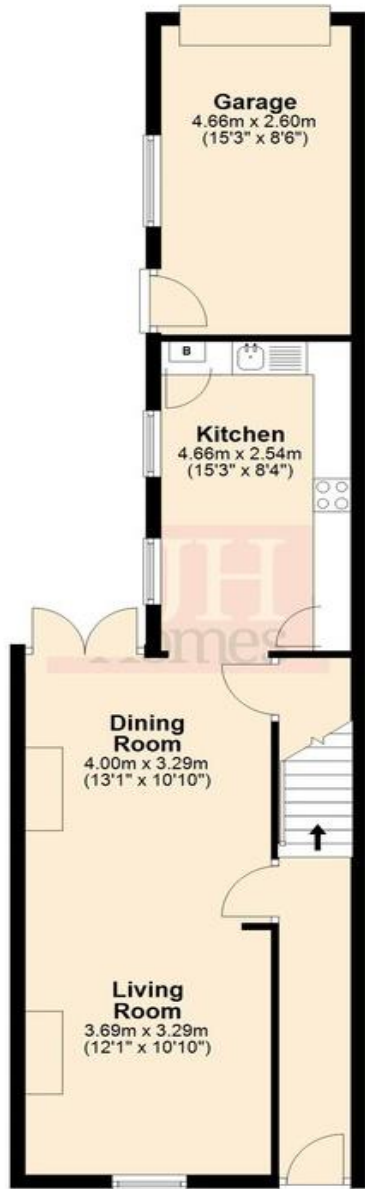
15' 3" x 8' 6" (4.65m x 2.59m)

Manual roller shutter door to rear service lane, window, and light and power points.



Ground Floor

Approx. 58.4 sq. metres (628.5 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



Total area: approx. 108.7 sq. metres (1170.2 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Entering Barrow from Dalton via Abbey Road, continue through two sets of traffic lights and a pelican crossing, after Barrow Park turn left into Park Avenue. At the junction with Greengate Street turn left and left again into Fife Street.

The property can be found by using the following "What Three Words":

<https://w3w.co/vest.tracks.post>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

