

FREEHOLD



# 28 SHEEPLANDS GROVE, BARROW-IN-FURNESS, LA13 0AS

## £315,000

### FEATURES

- Stunning Extended Family Semi-Detached
- End Of Cul De Sac Location
- Must Be Viewed To Be Fully Appreciated
- Recently Laid Rear Patios In Enclosed Rear Garden
- With Full Purpose Bar & Space For Hot Tub
- Gas CH System & uPVC DG Lounge, Dining Room & Modern Kitchen
- Three Bedrooms & Luxury Shower Room
- Ample Off Road Parking & Garage
- Early Inspection Strongly Recommended



 1  2  3  Double Garage, Off Road Parking



An excellent opportunity to acquire this beautifully maintained and extended semi-detached family home, ideally situated at the head of a quiet cul-de-sac within the popular Beacon Hill estate. The property boasts an ample rear garden featuring a recently laid patio, a purpose-built bar, and space for a hot tub-perfect for relaxing or entertaining. Inside, the home offers stylish and comfortable living space, including a welcoming lounge with feature multi fuel burner, a spacious sitting/dining room, and an extended breakfast kitchen with a range of fitted units and integrated appliances. To the first floor are three well-proportioned bedrooms, with bedroom one having fitted wardrobes, and a modern shower room. Further benefits include UPVC double glazing, gas central heating system via a combi boiler, low-maintenance gardens, garage, and a driveway providing ample off-road parking. Conveniently located within walking distance of local shops, schools, Barrow Sixth Form College, and within easy reach of Furness General Hospital and the scenic Abbey Valley Walk. A fantastic family home in a sought-after location, with early viewing highly

Accessed through a PVC door into:

#### **ENTRANCE VESTIBULE**

Entrance door, uPVC window and stairs to the first floor. Door to:

#### **LOUNGE**

*13' 7" x 11' 3" (4.14m x 3.43m) max*

Multi fuel burner with slate plinth, uPVC double glazed window to front, wooden flooring and radiator. Door to:

#### **INNER VESTIBULE**

Understairs storage and open to:

#### **SITTING/DINING ROOM**

*9' 3" x 11' 3" (2.82m x 3.43m)*

Log effect living flame gas fire, uPVC double glazed window to side, space for dining table if required and radiator. Open to:

#### **KITCHEN**

*12' 7" x 11' 4" (3.84m x 3.45m)*

Fitted with a range of base, wall and drawer units with 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 and rear, Gas hob, electric oven and plumbing for a washing machine. Space for an American style fridge/freezer and external door to side.

#### **FIRST FLOOR LANDING**

Doors to all upper rooms.

#### **BEDROOM**

*12' 7" x 9' 9" (3.84m x 2.97m) to wardrobe front*

UPVC double glazed bay window to the rear with some fine views, mirror fronted wardrobes and radiator.

#### **BEDROOM**

*8' 0" x 11' 5" (2.44m x 3.48m)*

Radiator and uPVC double glazed window to front.

#### **BEDROOM**

*8' 9" x 7' 3" (2.67m x 2.21m)*

UPVC double glazed window to side, wooden flooring and radiator.

#### **SHOWER ROOM**

Modern three-piece suite comprising of WC, wash hand basin and double shower cubicle, plus uPVC double glazed window to side.

## EXTERIOR

Low maintenance gardens to front and driveway for several vehicles leading to side entrance door, side aspect and garage. Recently laid patio from kitchen extends to side door entrance to garage. Steps to lawned garden, bar and further patio which could be utilised for a hot tub.

## BAR

11' 4" x 14' 3" (3.45m x 4.34m)

French style double glazed double doors with matching side panels, vaulted ceiling, full purpose bar and light and power points.

## GARAGE

25' 9" x 8' 11" (7.85m x 2.72m)

Electric roller door, pedestrian door, three windows, workbench and light and power points.



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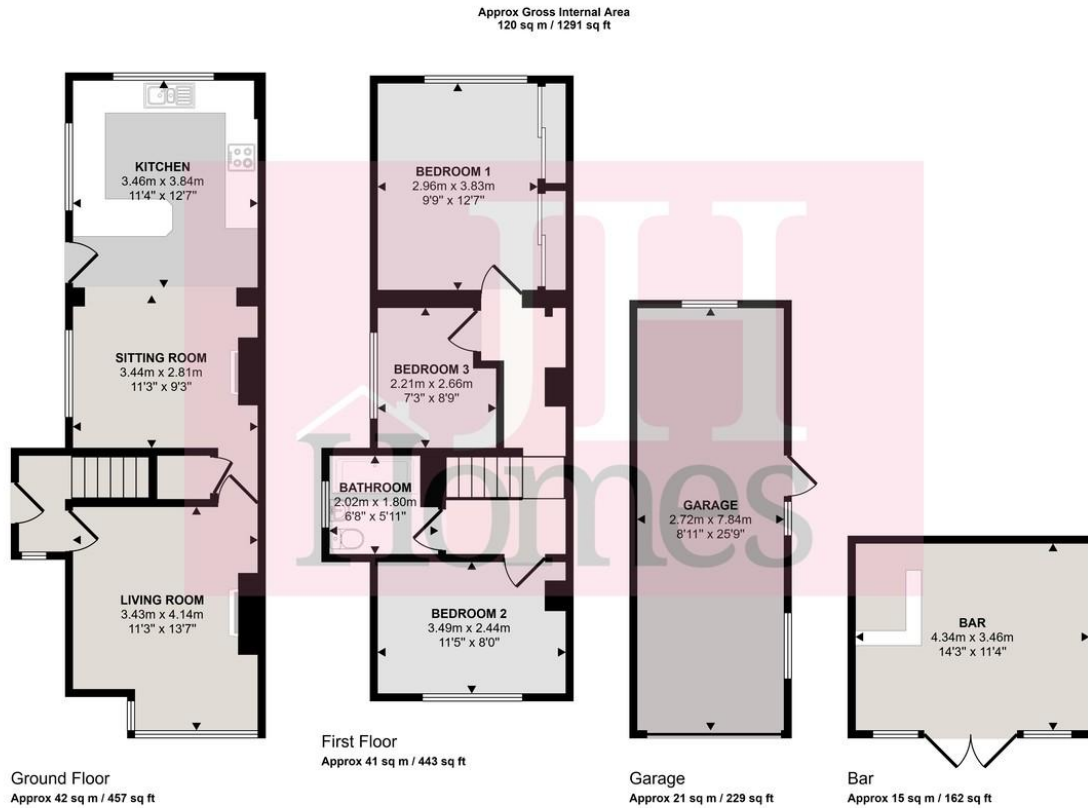
[contact@jhhomes.net](mailto:contact@jhhomes.net)  
[www.jhhomes.net/properties](http://www.jhhomes.net/properties)

**GENERAL INFORMATION**

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

**DIRECTIONS:**

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and after a short while turn left into Meadowlands Avenue, then your second right into Sheeplands Grove. The property can be found by using the following "What Three Words"  
:https://w3w.co/fidelity.grudging.speedy



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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.

