

FREEHOLD



183 PARK AVENUE, BARROW-IN-FURNESS, LA13 9BN

£180,000

FEATURES

Impressive Family Sized
Fore courted Terrace

Suitable For A Variety Of
Buyers

Popular & Convenient
Location

Gas CH System & uPVC DG

Two Bathrooms

Many Original Style
Features Maintained

Hallway, Lounge & Dining
Room

Fitted Kitchen & Shower
Room

Three Double Bedrooms
& Luxury Bathroom

Early Inspection Advised



Lovingly cared for by the current owner, the property has been meticulously maintained while thoughtfully preserving a wealth of original period features. These include beautiful flooring, decorative cornicing, picture rails, dado rails, and charming fireplaces, all of which enhance the character and heritage of this delightful home. Particularly appealing for family buyers, the property benefits from both a ground floor shower room and a first-floor house bathroom, offering excellent practicality for modern living. The welcoming entrance hallway, featuring attractive tiled flooring and stylish contemporary décor, provides access to the main living accommodation and a staircase leading to the first floor. The principal family lounge is bright and spacious, enhanced by a bay window to the front which floods the room with natural light and provides additional floor space. A coal-effect living flame gas fire with a stone-effect surround forms an attractive focal point to the room. To the rear of the property is a well-proportioned dining room, complete with a gas fire and decorative panelling to the alcoves, creating an ideal space for family meals or entertaining guests. The kitchen offers a range of integral appliances and provides convenient access to the ground floor shower room. The first-floor hosts three generous double bedrooms, including an impressive full-width master bedroom to the front of the property. Completing the accommodation is a stunning Victorian-style bathroom, beautifully appointed with an elegant slipper bath, perfectly complementing the character of the home. Further benefits include gas central heating system and uPVC double glazing throughout. Altogether, this is a superb opportunity to acquire a charming and spacious period home, particularly suited to families seeking character, convenience, and comfort. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door and door to:

HALLWAY

Door to lounge and dining room and stairs to first floor.

LOUNGE

14' 7" x 11' 10" (4.44m x 3.61m)

UPVC double glazed bay window to the front, feature fireplace, contemporary decoration, cornicing and radiator.

DINING ROOM

13' 5" x 12' 6" (4.09m x 3.81m)

Coal effect living flame gas fire with dark oak stained surround, modern alcove panelling, modern décor, radiator and PVC double glazed double doors to the rear. Door to:

MID VESTIBULE

Understairs cupboard and open to:

KITCHEN

11' 11" x 9' 3" (3.63m x 2.82m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to the side, plumbing for dishwasher, gas hob, electric double oven, radiator and external door to rear yard. Door to:

SHOWER ROOM

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan, half tiling, uPVC frosted glazed window to the side and cupboard housing combination boiler for the heating and hot water system.

FIRST FLOOR LANDING

Doors to all three bedrooms and bathroom.

BEDROOM

12' 2" x 15' 9" (3.71m x 4.8m)

Feature brick fireplace and alcoves, modern contemporary décor, two uPVC double glazed windows to the front, wood laminate flooring and radiator.

BEDROOM

13' 5" x 10' 0" (4.09m x 3.05m)

UPVC double glazed window to the rear and radiator.

BEDROOM

10' 10" x 9' 5" (3.3m x 2.87m)

Radiator, wood laminate flooring and uPVC double glazed window to the rear.

BATHROOM

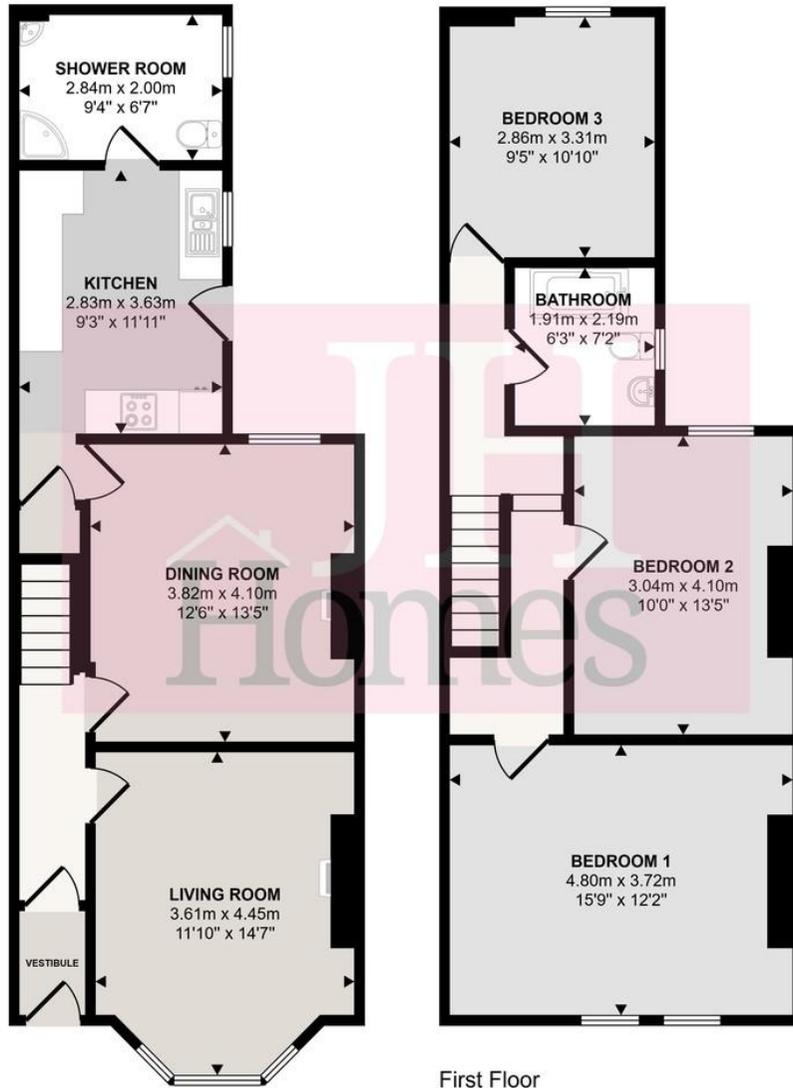
Stylish three-piece suite in white comprising of WC, wash hand basin and slipper bath. Tiling to floor, uPVC double glazed window to the side and heated towel rail.

EXTERIOR

Gated access to pathway, forecourt and entrance door. Enclosed rear yard with access to rear service lane.



Approx Gross Internal Area
110 sq m / 1186 sq ft



Ground Floor
Approx 55 sq m / 597 sq ft

First Floor
Approx 55 sq m / 589 sq ft

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.



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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, the property is on your left-hand side after Barrow Park and the turn into Lorne Road. It can also be found by using the following "What Three Words": <https://w3w.co/cheer.hedge.chop>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 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.