

FREEHOLD



12 RUSLAND AVENUE,
BARROW-IN-FURNESS,
LA14 5PU

£350,000

FEATURES

- | | |
|--|-------------------------------------|
| Superior Family Sized
Semi-Detached | Hallway, Lounge &
Dining Room |
| Boarded Loft With Velux | Conservatory & Kitchen |
| Superb Plot In Quiet Cul-
De-Sac | Utility Room &
Cloaks/WC |
| Rare Purchase
Opportunity | Three Double
Bedrooms & Bathroom |
| Gas CH System & UPVC
DG | Driveway, Garage &
Workshop |



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Garage,
Off Road
Parking



Highly desirable location, rarely available to the market, this excellent extended three-bedroom semi-detached home occupies a quiet cul-de-sac position just off Furness Park Road, within this popular and convenient residential location of Barrow. Deceptively spacious throughout, the property offers well-proportioned accommodation that will be fully appreciated upon internal inspection. Benefiting from UPVC double glazing, gas-fired central heating, off-road parking, substantial garage, separate workshop, and good-sized gardens to front and rear. The rear garden enjoys an attractive open outlook across the fields of Furness Cricket Club. Comprising of entrance porch, hall, lounge, separate dining room, conservatory, generous kitchen, useful utility room and ground-floor cloakroom/WC. To the first floor are three excellent double bedrooms, family bathroom and separate WC, while the fully boarded loft provides valuable additional space and potential scope to extend. The location is particularly convenient, with a local Co-op store and regular bus services to Barrow town centre and Furness General Hospital. A selection of public houses, Barrow Town railway station and local schools are also within easy walking distance. An attractive and generously proportioned family home in a highly sought after location. Early internal viewing is strongly recommended to fully appreciate the space, gardens and excellent accommodation on offer.

Accessed through a uPVC door with glazed inserts into:

ENTRANCE PORCH

UPVC double glazed windows to front and side. Original style door with matching side panels to:

HALLWAY

Stairs to first floor, doors to ground floor rooms and radiator.

LOUNGE

17' 3" x 12' 3" (5.26m x 3.73m)

Character features to include decorative ceiling, ornate coving, picture rails, and a feature fireplace with timber surround and tiled hearth. Curved uPVC double glazed bay window floods the room with natural light with an outlook over the front garden and triple folding glazed doors provide access through to the adjoining dining room.

DINING ROOM

12' 0" x 10' 4" (3.66m x 3.15m)

Attractive period-style features, including ornate coving, decorative ceiling, picture rails, and feature fireplace with attractive hearth. Sliding uPVC double glazed doors lead directly into the conservatory.

CONSERVATORY

7' 8" x 10' 7" (2.34m x 3.23m)

uPVC double glazing to all sides offering an excellent outlook over the generous rear garden.

KITCHEN

14' 10" x 9' 6" (4.52m x 2.9m)

Fitted with an extensive range of light wood-effect base, wall and drawer units with worktop over incorporating breakfast bar and stainless steel sink and drainer with attractive tiled splashbacks. Integrated appliances include four-ring gas hob and eye level gas oven and grill with space for under counter fridge/freezer. uPVC double glazed window overlooking the rear garden provides plenty of natural light and an attractive outlook. Door to:

UTILITY ROOM

8' 9" x 7' 10" (2.67m x 2.39m)

Wall mounted storage cupboards, area of work surface with space and plumbing for washing machine, fixed vent to outside for a tumble dryer and upright fridge/freezer. UPVC double glazed windows. Open to:

REAR VESTIBULE

Tiled floor and uPVC door gives convenient access to the rear garden and an internal door to:

CLOAKROOM/WC

Fitted with a modern-style vanity wash hand basin with storage cupboard beneath and low-level WC. Tiled surrounds and frosted uPVC double glazed window provides natural light while maintaining privacy.

FIRST FLOOR LANDING

Bespoke feature stained-glass window, decorative coving, access to three bedrooms, family bathroom and separate WC.

BEDROOM

17' 3" x 12' 4" (5.26m x 3.76m)

Double room with curved uPVC double glazed bay window overlooking the front of the property, range of matching fitted wardrobes and storage cupboards, dado rail, wall and ceiling light points.

BEDROOM

11' 11" x 10' 3" (3.63m x 3.12m)

Double room situated to the rear of the property with uPVC double glazed window with attractive open outlook across the Furness Cricket Club grounds, picture rail, and coving to ceiling.

BEDROOM

8' 9" x 9' 5" (2.67m x 2.87m)

Double room with uPVC double glazed window also offering a pleasant outlook over the cricket grounds. Loft access via a pull-down ladder.

LOFT ROOM

15' 11" x 13' 9" (4.85m x 4.19m)

Fully boarded ample loft space with Velux, power, and light. Potential to extend, subject to obtaining relevant planning consent.

BATHROOM

7' 9" x 7' 9" (2.36m x 2.36m)

Three piece suite comprising of panelled bath, separate shower enclosure and pedestal wash hand basin. Tiling, with decorative border, frosted uPVC double glazed window.







WC

Low level WC and uPVC double glazed window.

GARAGE

14' 10" x 8' 0" (4.52m x 2.44m)

Sliding doors, window, light and power.

EXTERIOR

Attractive, well-established gardens front and rear. To the front, a neatly maintained lawn and rockery is bordered by established shrubs, a brick boundary wall and panelled fencing, with a driveway providing off-road parking and garage access. The rear garden is a particular feature, offering an excellent combination of a generous lawn, established borders, mature hedging, and a variety of trees and shrubs. Substantial paved patio areas provide an ideal place for outside dining and entertaining, with a sunny aspect. There is also a greenhouse and useful workshop with power and light. A real highlight is the superb open outlook directly across the cricket ground, creating an exceptional sense of space and providing an attractive, far-reaching aspect beyond the garden. The extensive lawn, mature landscaping, generous patios, and uninterrupted views make this a particularly appealing outdoor space.



Approx Gross Internal Area
150 sq m / 1612 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: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services include gas, electric, water and drainage.

DIRECTIONS:

On entering Barrow along Abbey Road pass through the Strawberry traffic lights and take your first right into Furness Park Road. Continue straight on at the roundabout of Oxford Street and turn right into Rusland Avenue where the property can be found on your right-hand side. The property can be found by using the following "What Three Words" <https://w3w.co/gums.could.town>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 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.

