

FREEHOLD



50 SOUTH ROW, BARROW-IN-FURNESS, LA13 0HJ

£210,000

FEATURES

Stunning Semi-Detached Home

Meticulously Updated By Current Owners

New Kitchen & Bathroom

Contemporary Lighting & Decor Throughout

Vestibule & Luxury Cloaks/WC

Open Plan Lounge & Fantastic Kitchen/Diner

Two Double Bedrooms & Bathroom

Double Driveway With EV point

Enclosed Rear Garden

Early Inspection Strongly Advised



Off Road Parking,
EV Charging
(private)



This modern semi-detached home, built circa 1995, offers stylish and comfortable living, ideal for first-time buyers or young families. Beautifully updated by the current owners, the property benefits from double block-paved parking with EV charger point, recently fitted kitchen and bathroom, modern contemporary décor and lighting and a well-maintained rear garden. Situated on the edge of the countryside, the home enjoys a peaceful setting while remaining conveniently close to local amenities including Tesco Metro, Roose train station, and popular public houses such as The Ship, Crofters and Roose Cons Club. The property also falls within the catchment area for the highly regarded Roose Primary School and Yarlside Academy. The accommodation briefly comprises of an entrance vestibule, modern cloaks/WC, open-plan lounge with chimney breast feature, space for flat-screen TV and living-flame electric fire, fantastic kitchen/diner with integrated appliances, two double bedrooms and a stunning contemporary bathroom. Further benefits include gas central heating system and uPVC double glazing throughout. Updated to an impressive standard, this property must be viewed to be fully appreciated. Early inspection is strongly recommended.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door, door to lounge and door to:

CLOAKS/WC

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

OPEN PLAN LOUNGE

16' 1" x 10' 0" (4.9m x 3.05m)

UPVC double glazed bow window to the front, space for flat screen TV, indented living flame electric fire and wood laminate

flooring. Understairs storage cupboard, radiator and spindle staircase to first floor.

Door to:

KITCHEN/DINER

9' 1" x 13' 2" (2.77m x 4.01m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl sink with drainer and mixer tap and splash back tiling. Dining table, dishwasher, plumbing for washing machine, microwave, electric hob and extractor fan. Fridge/freezer, wall mounted combination boiler in wall unit for the heating and hot water systems and

wood laminate flooring. Complete with kickboard heater, PVC French style double glazed double doors to the rear garden and uPVC double glazed window to the rear.

FIRST FLOOR LANDING

Storage cupboard and doors to all upper rooms.

BEDROOM

9' 5" x 13' 1" (2.87m x 3.99m)

Two uPVC double glazed windows to the rear, modern décor and radiator.



BEDROOM

8' 2" x 9' 9" (2.49m x 2.97m)

Over stairs storage cupboard, uPVC double glazed window to the front and radiator.

BATHROOM

Modern three-piece suite comprising of WC, wash hand vanity basin and bath with rain shower above. Tiling to two walls, heated towel rail and uPVC double glazed window to the side.

EXTERIOR

Gated access from South Row to ample block paved driveway, parking for several vehicles and EV charging point. External store, access to entrance door and side aspect access to rear garden, which is well fenced, enclosed for privacy considerations and laid mostly to lawn.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

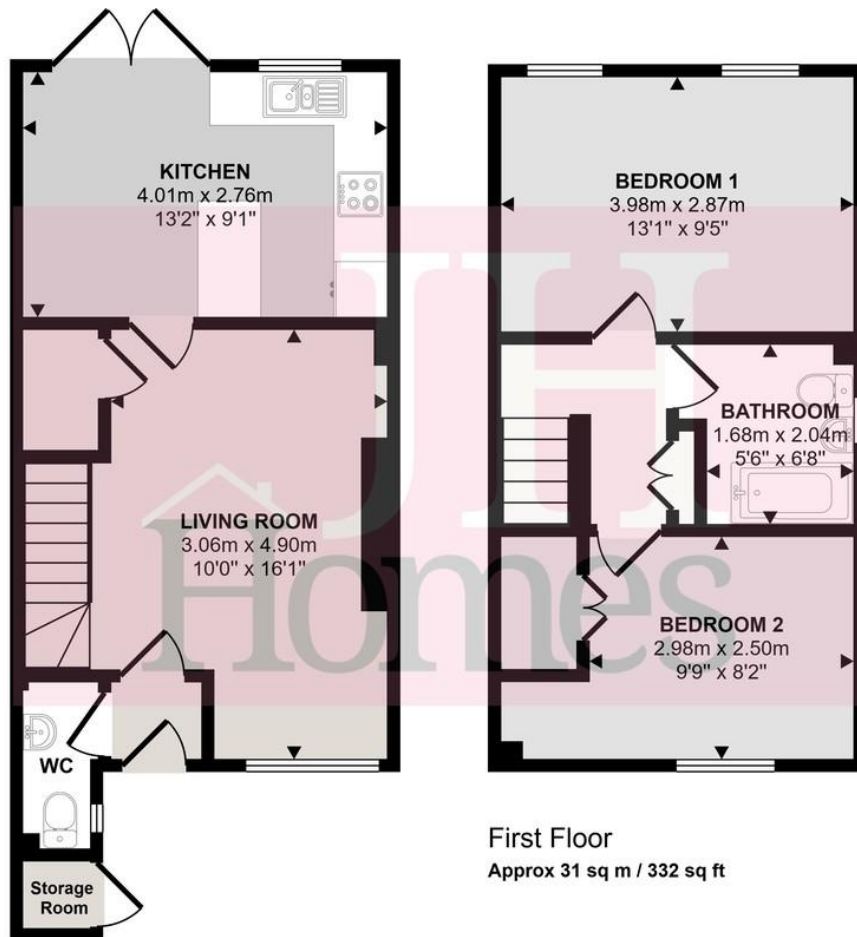
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

On entering Barrow via Abbey Road from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, past Tesco Metro and Roose station. At the junction turn left onto Roose Road and at the roundabout turn right into Rampsid Road. Take your second left into South Row and the property is on your right-hand side.

It can also be found by using the following "What Three Words": <https://w3w.co/shapes.driver.sugars>

Approx Gross Internal Area
65 sq m / 695 sq ft



Ground Floor
Approx 34 sq m / 363 sq ft

First Floor
Approx 31 sq m / 332 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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.

