

FREEHOLD



76 BRIDGEGATE AVENUE, BARROW-IN-FURNESS, LA13 9DF

£175,000

FEATURES

Family Sized Mid Terrace
Rare Purchase Opportunity
Gas CH System & UPVC DG
Hallway & Lounge/Dining
Room
Modern Kitchen

Three Bedrooms
Luxury Bathroom
Gardens Front & Rear
Suitable For A Variety
Of Buyers
Early Inspection
Advised



1



1



3



On Road
Parking



Rare opportunity to acquire a spacious, family sized three bedroom terraced home, which has been thoughtfully enhanced by the current owner and offers a comfortable and stylish living environment throughout. Early internal viewing is highly recommended to fully appreciate the quality of finish and generous accommodation on offer. Enjoying a convenient location within walking distance of a range of local amenities, including shops, schools, the Leisure Centre and Roose Railway Station, whilst Barrow-in-Furness town centre is also within easy reach, making the property particularly well placed for commuting and everyday convenience. Comprising of welcoming entrance hallway leading into a spacious lounge/dining area, featuring attractive dual-aspect windows to both the front and rear and stylish fitted kitchen/breakfast room with integrated appliance to the ground floor plus three well-proportioned bedrooms together with a contemporary luxury bathroom to the first floor. Benefiting from a modern gas central heating system and UPVC double glazing throughout as well as a low-maintenance front garden with border hedge and rear enclosed garden designed with privacy in mind and housing outbuilding for additional storage. Overall, this is a fantastic and rarely available family home, perfectly suited to purchasers seeking a combination of generous accommodation, modern presentation and a convenient location, with early viewing being strongly advised.

Accessed through a PVC door with glazed insert into:

ENTRANCE HALLWAY

UPVC double glazed window to front, door to lounge, kitchen and stairs to first floor with under stairs storage cupboard.

LOUNGE/DINER

17' 1" x 10' 5" (5.21m x 3.18m)
Two uPVC double glazed window to front and rear, vinyl flooring and two radiators.

KITCHEN/BREAKFAST ROOM

9' 9" x 9' 6" (2.97m x 2.9m)
Fitted with a good range of contemporary white base, wall and drawer units with wood-effect work surface over incorporating stainless steel sink and drainer with mixer tap and matching up stands. Integrated electric oven and ceramic hob with cooker hood over and uPVC double glazed window overlooking the rear garden. Vinyl flooring, tiled splash backs and attractive feature wall tiling. Two storage cupboards and further glazed door leading to outside.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. UPVC double glazed window to front and storage cupboard housing combination boiler for the hot water and heating system.

BEDROOM

9' 9" x 12' 3" (2.97m x 3.73m) widest points
Double room with radiator and uPVC double glazed windows to rear.

BEDROOM

9' 9" x 11' 11" (2.97m x 3.63m)
Further double with uPVC double glazed windows to rear and radiator.

BEDROOM

8' 9" x 10' 5" (2.67m x 3.18m)
UPVC double glazed window to front and radiator.

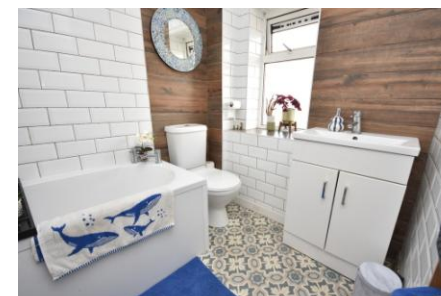


BATHROOM

Modern three-piece suite comprising of low level, dual flush WC, vanity unit housing wash hand basin and panelled bath with shower over. Part tiled to walls and uPVC double glazed window to front.

EXTERIOR

Low maintenance front garden with access to entrance door and side access to gate to rear garden. Enclosed low maintenance garden to rear with outbuildings. Enclosed for privacy considerations.

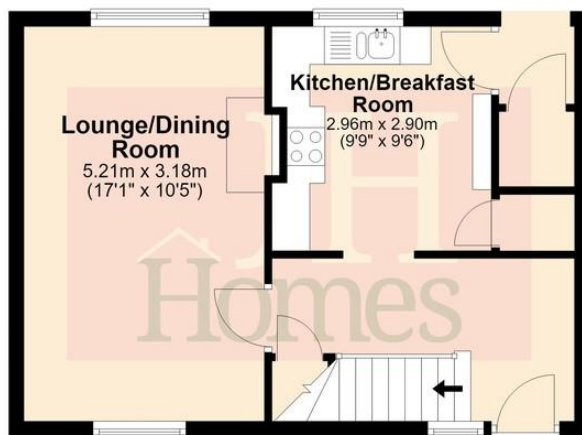


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Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.4 sq. feet)



Total area: approx. 77.1 sq. metres (829.7 sq. feet)

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, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and at the roundabout turn left into Flass Lane and continue until it merges with Friars Lane. Turn right into Bridgegate Avenue and you will find the property on your left hand side. The property can be found by using the following "What Three Words" <https://w3w.co/unless.crisis.deed>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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.

