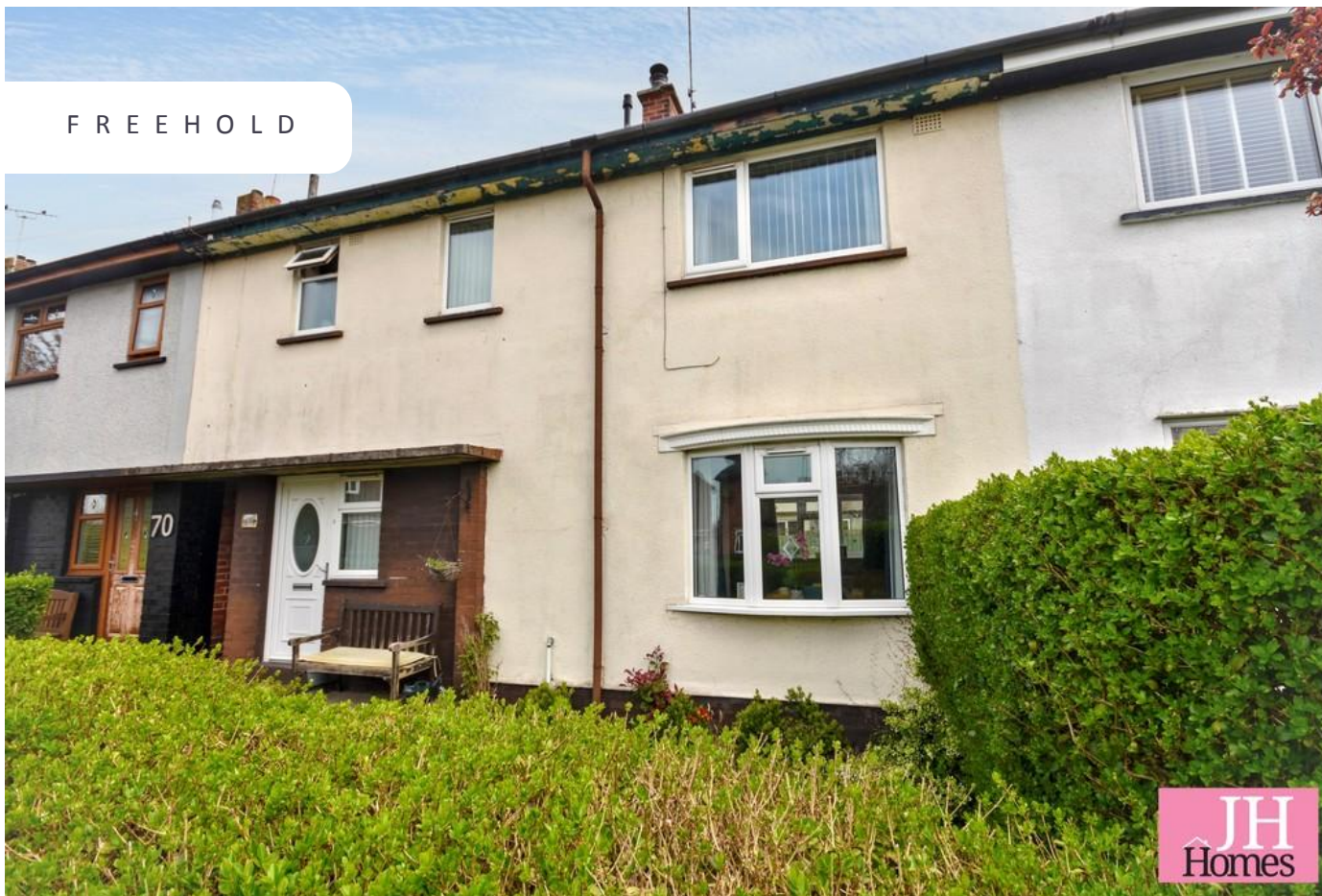


FREEHOLD



68 ABBOTS VALE, BARROW-IN-FURNESS, LA13 9PD

£180,000

FEATURES

Well Presented Family Mid
Terrace

Stunning Recently Installed
Kitchen

Early Inspection Strongly
Advised

Gas CH System & uPVC DG

Hallway & Lounge With Wood
Burning Stove

Kitchen With Integral
Appliances

Three Bedrooms &
Bathroom

Gardens To Front & Rear
Popular Location

Suitable For A Variety Of
Buyers



 1  1  3  On Road
Parking

JH
Homes

This is a rare opportunity to acquire a spacious, family-sized three-bedroom terraced home, beautifully enhanced by a recently installed luxury kitchen and a stylish wood-burning stove in the lounge/dining room. Early internal viewing is highly recommended to fully appreciate both the quality of finish and the comfortable living space on offer. The property is ideally situated within walking distance of local amenities including shops, schools, and Roose railway station, while also being within easy reach of Barrow-in-Furness town centre, making it convenient for commuting and everyday needs. The accommodation briefly comprises of a welcoming entrance hallway leading into a spacious living and dining area, featuring a multi fuel stove set on a slate hearth with a wooden mantle, creating a warm and inviting focal point. To the rear of the property is a superb, recently fitted kitchen/breakfast room with integrated appliances, offering both style and practicality. To the first floor, there are three well-proportioned bedrooms along with a contemporary luxury bathroom. The property further benefits from modern gas central heating system and uPVC double glazing throughout. Externally, the home enjoys a lawned front garden with a border hedge, while to the rear there is an enclosed garden designed with privacy in mind. The rear space includes a patio area, lawn, and useful outbuildings, making it ideal for families and outdoor entertaining. Overall, this is a fantastic and rarely available home, perfectly suited to family buyers seeking a combination of comfort, style, and convenience. Early viewing is strongly advised.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Entrance door, uPVC double glazed window to the front and doors to the lounge and kitchen/breakfast room. Understairs cupboard and stairs to the first floor.

LOUNGE/DINING ROOM

17' 2" x 11' 11" (5.23m x 3.63m)

UPVC double glazed bow window to the front and uPVC double glazed window to the rear.

Multi fuel stove with slate plinth and wooden mantle, modern décor and a radiator.

KITCHEN/BREAKFAST ROOM

9' 8" x 11' 6" (2.95m x 3.51m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Undercounter lighting, five-ring gas hob, electric oven, extractor hood and fridge/freezer, plus integrated washing machine, dishwasher and microwave. External door to rear garden and uPVC double glazed windows to the rear.

FIRST FLOOR LANDING

UPVC double glazed window to the front, storage cupboard housing combination boiler for the heating and hot water systems, and doors to three bedrooms and the bathroom.

BEDROOM

9' 8" x 15' 0" (2.95m x 4.57m) max

Radiator and two uPVC double glazed windows to the rear.

BEDROOM

7' 11" x 11' 11" (2.41m x 3.63m)

UPVC double glazed windows to the rear and radiator.

BEDROOM

8' 11" x 8' 11" (2.72m x 2.72m)

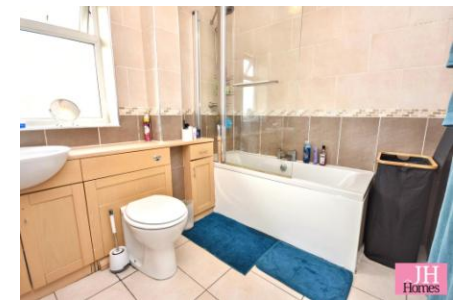
Radiator and uPVC double glazed window to the front.

BATHROOM

Modern three-piece suite comprising of WC, wash hand vanity basin and bath with shower above, plus uPVC double glazed window to the front.

EXTERIOR

Pathway to front garden with access to entrance door and side aspect access to rear garden via a gate. Lawned garden to the front and rear garden with lawn and outbuildings, which is enclosed for privacy considerations.

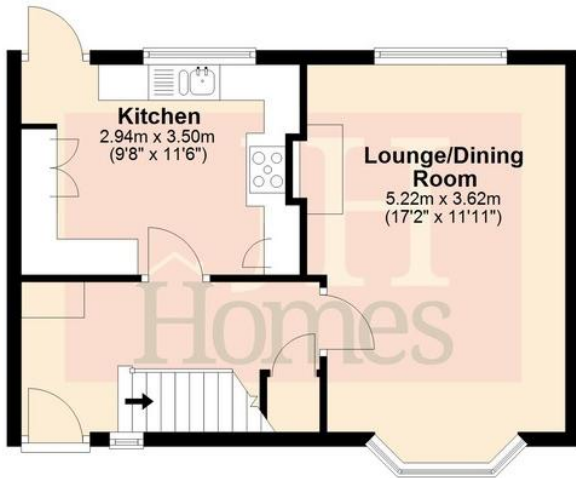


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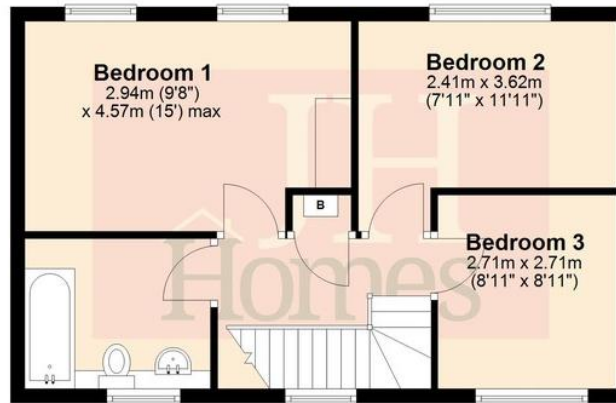
Ground Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



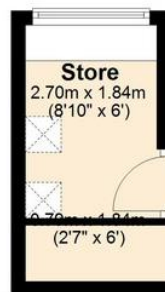
First Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Outbuilding

Approx. 7.0 sq. metres (75.3 sq. feet)



Total area: approx. 90.1 sq. metres (970.3 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 second left into Abbots Vale.

The property can be found by using the following "What Three Words":

<https://w3w.co/works.sport.casino>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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.

