

FREEHOLD



46 WEST VIEW ROAD, BARROW-IN-FURNESS, LA14 5AN

£199,000

FEATURES

- Superior Fore courted Family Terrace
- Realistically Priced In Sought-After Location
- Meticulously Updated Throughout By Current Owners
- Blending Traditional & Modern Fitments
- Gas CH System & uPVC DG
- Lounge & Dining Room
- Fantastic Kitchen With Underfloor Heating
- Three Double Bedrooms
- Luxury Bathroom (4-Piece)
- Early Viewing Strongly Advised



This beautifully presented forecourt-fronted traditional terraced home is ideally situated in a highly popular and convenient location, offering deceptively spacious accommodation, a cellar level, and an enclosed rear yard. Meticulously improved and maintained by the current owners, the property perfectly blends stylish contemporary finishes with an abundance of original character features. Improvements include contemporary décor and lighting, quality wooden flooring, solid wood spindle balustrades, a modern replacement kitchen with underfloor heating which is a versatile family room and could be considered by many as the heart of the house, and a luxurious four-piece bathroom suite. These enhancements complement many attractive period-style details including decorative cornicing, picture rails, dado rails, and a feature fireplace in the lounge. Further benefits include uPVC double glazing, a gas-fired central heating system, and versatile basement rooms. The accommodation briefly comprises of an entrance vestibule, welcoming hallway, elegant lounge, dining room, spacious kitchen/breakfast room with integral appliances and useful basement rooms. To the first floor are three generously sized bedrooms, including an impressive full-width principal bedroom with fitted wardrobes, together with a beautifully appointed luxury bathroom. Early internal viewing is highly recommended to fully appreciate the excellent proportions, quality finish, and character this superb home has to offer. The property enjoys a convenient position close to a range of local amenities including shops, a Co-op store, regular bus routes to Barrow town centre and Furness General Hospital, as well as public houses, takeaways, Barrow train station, and Barrow Park all within easy walking distance.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door. Door and wood laminate flooring flowing to:

HALLWAY

Wood laminate flooring, solid wood panelled doors to lounge, dining room, kitchen and basement rooms, plus a spindled staircase to first floor.

LOUNGE

14' 6" x 11' 4" (4.42m x 3.45m) max
Log effect living flame gas fire with marble effect back and plinth and stone effect surround, uPVC double glazed bay window to the front, traditional style décor and a radiator.

DINING ROOM

12' 10" x 9' 3" (3.91m x 2.82m)

Original style cast iron fireplace, uPVC double glazed window to the rear, traditional décor, wood laminate flooring and a radiator.

KITCHEN/FAMILY/BREAKFAST ROOM

20' 10" x 8' 10" (6.35m x 2.69m)

Fitted with a range of base, wall and drawer units with granite effect worktop over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. Two uPVC double glazed windows to the side and rear. Electric hob, extractor hood, twin electric ovens, microwave and dishwasher, plus plumbing for a washing machine and space for a dining table.

BASEMENT

30' 5" x 22' 9" (9.27m x 6.93m)

Two rooms with further storage area under the kitchen, wall mounted combination boiler for the heating and hot water systems, and two radiators plus light and power points.

FIRST FLOOR LANDING

Storage cupboard and doors to all upper rooms.

BEDROOM

12' 0" x 15' 1" (3.66m x 4.6m)

Fitted wardrobes, traditional style décor, uPVC double glazed window to the front, wood laminate flooring and radiator.

BEDROOM

12' 8" x 9' 5" (3.86m x 2.87m)

Wood laminate flooring, radiator and uPVC double glazed window to the rear.

BEDROOM

10' 3" x 8' 9" (3.12m x 2.67m)

UPVC double glazed window to the rear, wood laminate flooring and radiator.

BATHROOM

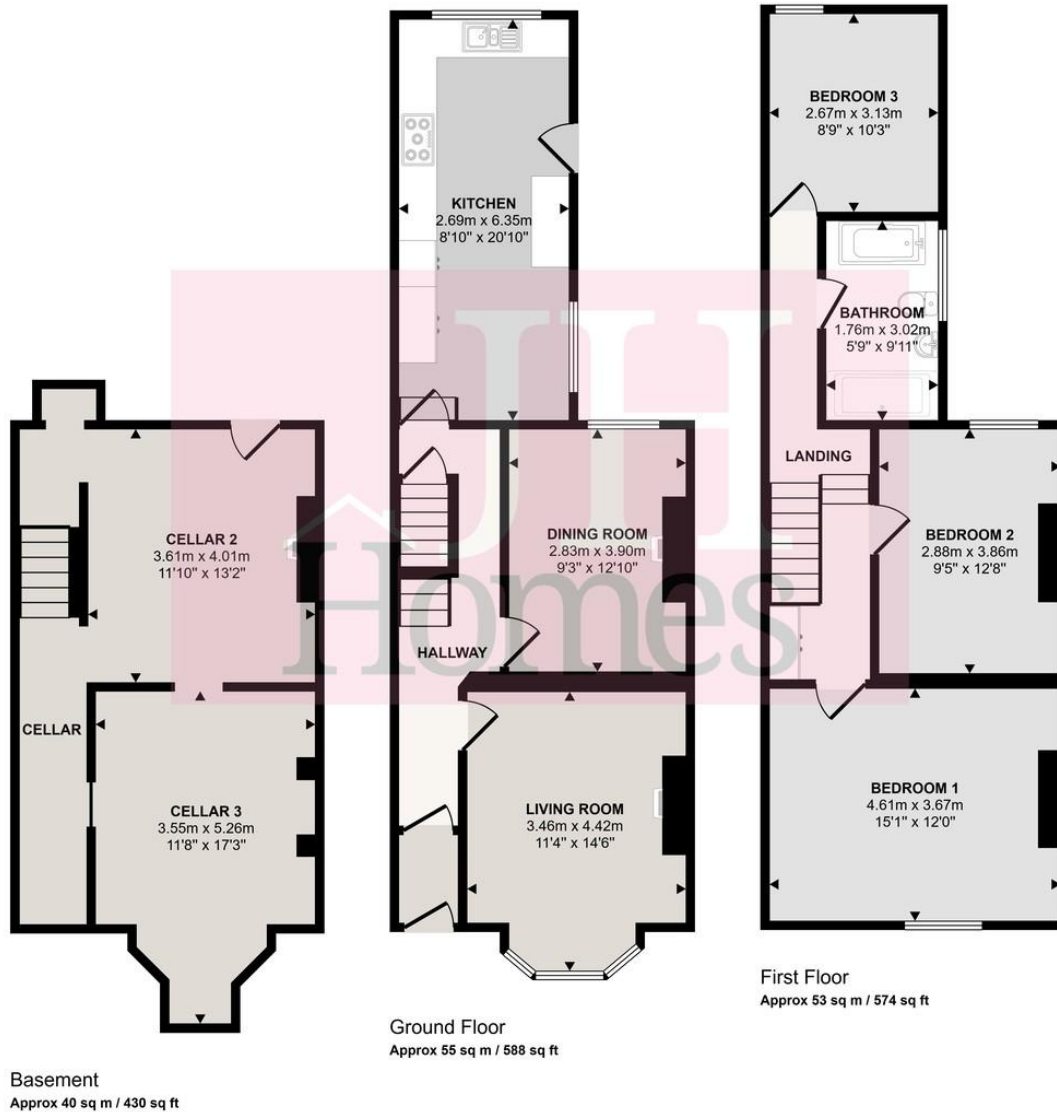
Luxury four-piece suite in white comprising of WC, wash hand vanity basin, shower cubicle and bath, plus uPVC double glazed window to the side.

EXTERIOR

Gated and lawned forecourt giving access to the entrance door, plus yard to rear with access to the rear service lane and enjoys a Summer sunny aspect.



Approx Gross Internal Area
148 sq m / 1592 sq ft



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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

On entering Barrow along Abbey Road from Mill Brow roundabout, pass through The Strawberry traffic lights, a pelican crossing and two further traffic lights. Turn right into West View Road. The property can be found by using the following "What Three Words":
<https://w3w.co/pretty.needed.chill>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 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.

