

133 RISEDALE ROAD, BARROW-IN-FURNESS, LA13 9QZ

£180,000

FEATURES

- Superior Family End Of Terrace
- Well Updated By Current Owners
- Modern UPVC Double Glazing
- Hallway & Bay Windowed Lounge
- Fantastic Modern Kitchen/Breakfast Room
- PVC Conservatory
- Three Bedrooms & Luxury Bathroom
- Gardens Front & Rear
- Gas Central Heating System
- Early Inspection Advised

1 | 2 | 3 | On Road Parking





Traditional three-bedroom, end-of-terrace family home, situated in a popular residential location close to a range of local amenities, including the increasingly popular Industry Kitchen, Aldi supermarket, Barrow Leisure Centre and Barrow Town Centre. Having recently undergone a comprehensive programme of refurbishment by the current owners with well proportioned accommodation comprising of bay-fronted lounge, spacious fitted kitchen/breakfast room PVC conservatory overlooking the rear garden to the ground floor with three good sized bedrooms and a family bathroom to the first floor. Externally, the property benefits from established gardens to both the front and rear as well as the property having a gas central heating system and uPVC double glazing throughout. Offering well-presented accommodation at a realistic asking price, this property would make an ideal purchase for first-time buyers and families alike. Early viewing is highly recommended.

Entered through a PVC door with glazed inserts into:

ENTRANCE HALLWAY

Access to Lounge and kitchen and stairs to first floor.

LOUNGE

13' 2" x 11' 6" (4.01m x 3.51m)

Wood-effect flooring, bay window allowing plenty of natural light and feature fireplace with inset stove.

KITCHEN/BREAKFAST ROOM

7' 9" x 18' 6" (2.36m x 5.64m)

Fitted with a modern range of contemporary grey units with contrasting white work surface over incorporating stainless steel sink and drainer. Integrated eye level oven and gas hob with cooker hood over and space for American style fridge/freezer. Breakfast bar with seating, recessed ceiling lighting and attractive tiled flooring. UPVC double glazed window through to the adjoining conservatory and wall mounted combination boiler for the hot water and heating system. Door to:

CONSERVATORY

9' 4" x 14' 1" (2.84m x 4.29m)

PVC conservatory with pitched translucent roof, extensive double-glazed windows, door opening to rear garden and tiled flooring.

FIRST FLOOR LANDING

Access to all upper rooms and uPVC double glazed window to side.

BEDROOM

10' 0" x 11' 3" (3.05m x 3.43m)

Good-sized double room with uPVC double-glazed window providing plenty of natural light and radiator.

BEDROOM

9' 7" x 11' 5" (2.93m x 3.48m)

Further double room with radiator and uPVC double-glazed window.

BEDROOM

9' 0" x 8' 0" (2.75m x 2.44m)

UPVC double-glazed window and radiator.

BATHROOM

Modern three-piece bathroom suite comprising of panelled P-shaped bath with shower and glass screen, wash hand basin set within a contemporary vanity unit and WC. Attractive full-height wall tiling, complementary flooring, chrome fittings and uPVC double glazed window to rear.

EXTERIOR

To the front, the property benefits from an established garden enclosed by a low brick boundary wall, with lawn, mature shrubs and gated access leading to the entrance. The rear garden is a particularly attractive feature, offering a good-sized lawn alongside paved seating areas and a raised decked entertaining space. There is also a dedicated area currently housing a hot tub, together with established planting and fenced boundaries, providing a pleasant outdoor space for relaxation and entertaining.

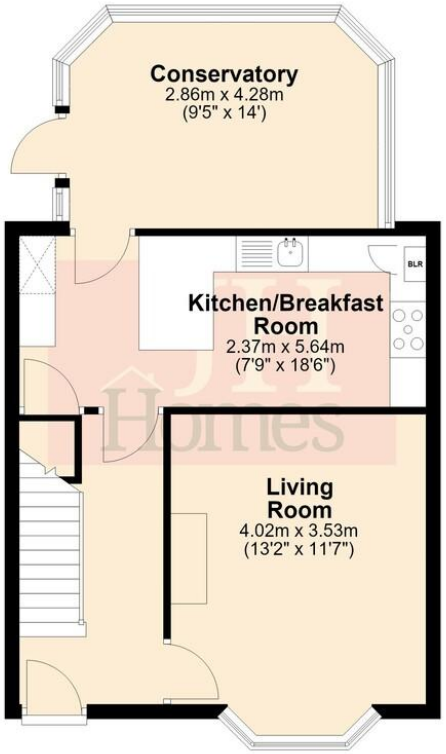




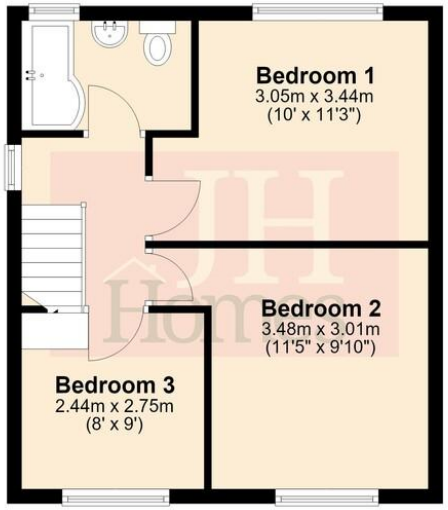




Ground Floor
Approx. 49.1 sq. metres (528.6 sq. feet)



First Floor
Approx. 37.7 sq. metres (405.7 sq. feet)



Total area: approx. 86.8 sq. metres (934.3 sq. feet)

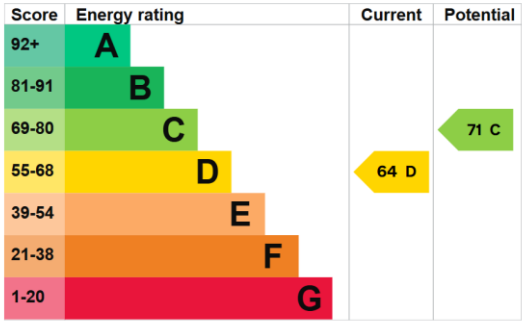
Call us on
01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION
TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mians services include gas, water, drainage and electric.

DIRECTIONS:
Coming down Abbey Road from Dalton, turn left down Park Drive and continue after Aldi and proceed down Risedale Road and 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/potato.wing.liability



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.