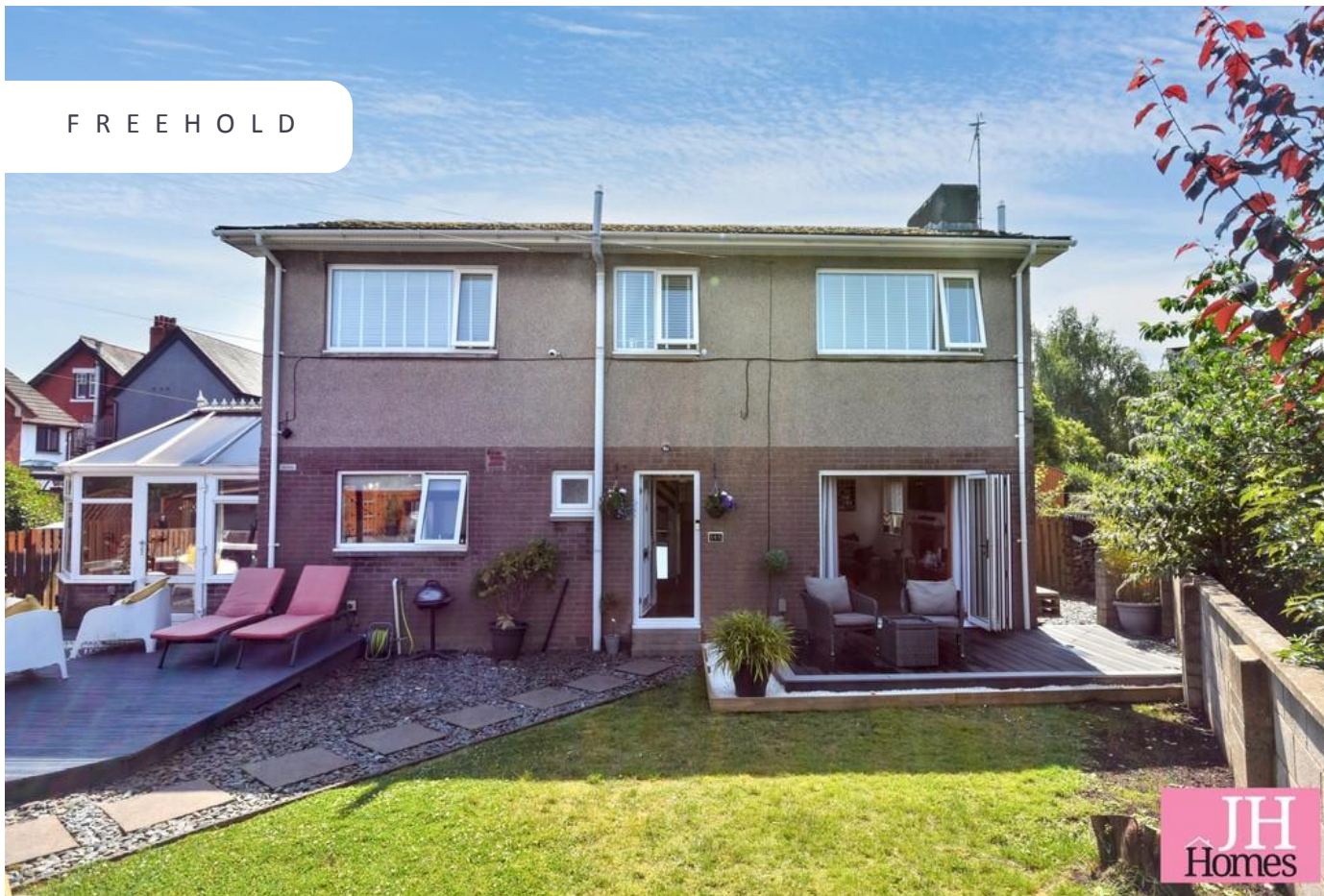


FREEHOLD



54A WHEATCLOSE ROAD, BARROW-IN-FURNESS, LA14 4EJ

£350,000

FEATURES

Situated In A Highly Sought
After Residential Location

Beautifully Presented
Property Discreetly
Positioned

Gas Central Heating & Double
Glazed

Hall, Spacious Lounge,
Kitchen/Diner & Cloaks/WC

Conservatory & Master
Bedroom With En-Suite

Two Further Bedrooms &
Family Bathroom

Fantastic Front
Garden/Outdoor Living
Space

Ample Off Road Parking

Viewing Essential To
Appreciate This Property

Summer Houses & Hot
Tub (Negotiable On Price)



 2  3  3  Off Road
Parking



A superb opportunity to acquire this beautifully presented semi-detached family home, occupying a discreet position within one of the area's most sought-after residential locations. Ideally placed for a wide range of local amenities, the property is conveniently situated close to well-regarded schools, local shops, regular bus routes, Furness General Hospital and is within easy reach of Barrow town centre, making it an excellent choice for families and commuters alike. Immaculately maintained throughout and offered for sale in genuine ready-to-move-into condition, the property benefits from a gas central heating system and double glazing, whilst offering spacious, free-flowing and highly versatile accommodation. The generous frontage provides ample off-road parking and is complemented by a substantial range of outbuildings, currently utilised as additional living accommodation incorporating bedrooms, living space and utility facilities. These versatile spaces offer exciting potential for a variety of uses, including guest accommodation, a home office, hobbies or multi-generational living. The accommodation briefly comprises a welcoming entrance hall, a spacious and comfortable lounge, a contemporary fitted kitchen featuring an attractive range of high-gloss units, an open dining area, a light-filled conservatory overlooking the garden and a convenient ground floor cloakroom/WC. To the first floor are three well-proportioned bedrooms, including a superb principal bedroom with its own en-suite shower room, together with a stylish family bathroom. The impressive outdoor space has been thoughtfully designed with both relaxation and entertaining in mind, featuring an attractive raised decked seating area complete with a hot tub, alongside the excellent summerhouses which further enhance the flexibility and appeal of this exceptional home. Combining stylish presentation, generous living accommodation and an enviable location, this is a property that is certain to appeal to a wide range of buyers. Early viewing is strongly recommended to fully appreciate the quality, versatility and lifestyle on offer.

Accessed through a PVC door into:

PORCH

Tiled flooring, entrance door, and glass panelled door with matching side panels to the hallway. Door to:

CLOAKS/WC

Modern two-piece suite comprising of WC and wash hand vanity bowl. Splash back tiling, uPVC double glazed window to the front, tiled flooring and radiator.

HALLWAY

Understairs storage cupboard, radiator, access to lounge and kitchen, plus stairs to the first floor.

LOUNGE

18' 3" x 11' 9" (5.56m x 3.58m)

Coal effect living flame gas fire with chrome trim, marble effect back and plinth and oak stained surround. UPVC double glazed window to the side, two radiators and PVC double glazed French style double door to the decking area.

KITCHEN

9' 9" x 10' 6" (2.97m x 3.2m)

Fitted with a good range of base and wall units in chronos grey with chrome handles, marble effect worktops and matching splashbacks. Fridge, freezer, extractor hood, gas hob, electric oven and stainless steel sink with mixer tap. UPVC double glazed window to the front garden, plumbing for a washing machine and PVC door to the conservatory. Complete with wood laminate flooring flowing through and open to:

DINING ROOM

7' 9" x 12' 11" (2.36m x 3.94m)

Matching units from the kitchen, wood laminate flooring, space for a dining table and uPVC double glazed window to the side.

CONSERVATORY

8' 7" x 10' 7" (2.62m x 3.23m) max

Wood laminate flooring, radiator, uPVC double glazed windows to three sides and external PVC door to the decking area.

FIRST FLOOR LANDING

Storage cupboard, access to three bedrooms and house bathroom, plus en-suite facility to the master bedroom.

MASTER BEDROOM

18' 1" x 11' 9" (5.51m x 3.58m)

Two uPVC double glazed windows to the side and front, plus a radiator. Door to:

ENSUITE

Modern three-piece suite comprising of a WC, wash hand basin and shower cubicle. Complete with tiling to the floor and a radiator.

BEDROOM

8' 4" x 12' 7" (2.54m x 3.84m)

Radiator and uPVC double glazed window to the front.

BEDROOM

8' 3" x 7' 9" (2.51m x 2.36m)

UPVC double glazed window to the front and radiator.

BATHROOM

Stunning room comprising of a WC, wash hand vanity basin, and P-shaped bath with shower above. Tiling to the floor and walls, heated towel rail and uPVC double glazed window to the side.

EXTERIOR

The property is approached from the front via a generous off-road parking area, a timber gate and enclosed fencing provides access to the impressive, deep-set rear garden, creating a private and inviting outdoor space that is ideal for both relaxing and entertaining. Thoughtfully landscaped, the garden features an attractive raised, decked seating area complete with a hot tub (available by separate negotiation), together with versatile summerhouses benefiting from their own consumer unit and power supply, making them suitable for a variety of uses. The remainder of the garden is attractively laid to lawn with decorative stone-chipped sections and paved pathways, offering a low-maintenance yet appealing outdoor environment.



Call us on
01229 445004

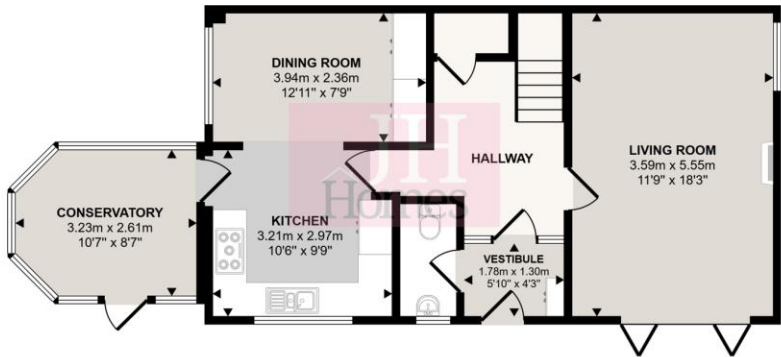
contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

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

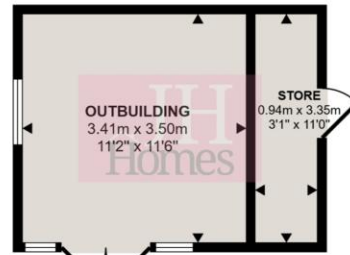
DIRECTIONS:

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn right into Dane Avenue and first left into Wheatclose Road.
The property can be found by using the following "What Three Words":
<https://w3w.co/boss.forgot.drew>

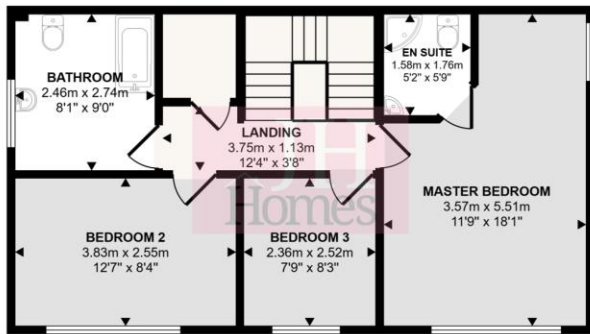


Ground Floor
Approx 64 sq m / 692 sq ft

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.

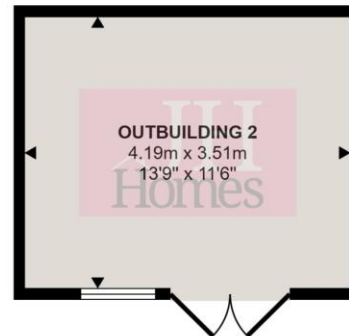


Outbuilding 1
Approx 15 sq m / 166 sq ft



First Floor
Approx 55 sq m / 594 sq ft

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Outbuilding 2
Approx 15 sq m / 158 sq ft

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

