

FREEHOLD



21 MONKS VALE GROVE, BARROW-IN-FURNESS, CUMBRIA, LA13 9JQ

£210,000

FEATURES

- Family Sized Extended Semi-Detached
- Highly Popular Cul-De-Sac Location
- Some Updating Required - Asking Price Reflected
- Gas CH System & uPVC DG
- Porch, Hallway & Lounge
- Dining Room & Kitchen
- Three Double Bedrooms
- Bathroom & Separate WC
- Low Maintenance Gardens & Driveway
- Garage & Workshop



Garage,
Off Road
Parking



This is a rare opportunity to acquire a generously sized, extended semi-detached family home, offering excellent potential for modernisation-reflected in the highly attractive asking price. Early internal viewing is strongly recommended to fully appreciate everything this property has to offer, including its desirable location, off-road parking, garage, workshop, and an impressive rear garden. The property benefits from a gas central heating system and uPVC double glazing throughout, and briefly comprises of an entrance porch, hallway, lounge, dining room, and an extended fitted kitchen with access to the rear garden. To the first floor, there are three good-sized bedrooms, a family bathroom, and a separate WC. Externally, the home features low-maintenance gardens to both the front and rear, and a driveway as well as a garage and workshop, ideal for storage or hobby use. Situated in a quiet cul-de-sac just off Valley Drive, the property is within walking distance of local amenities including a Co-op, schools, Barrow Sixth Form College, and is conveniently located for Furness General Hospital. The scenic Abbey Valley Walk is also nearby, offering beautiful outdoor space. A fantastic and rarely available opportunity, particularly suited to families or buyers looking to add value.

Accessed through a PVC door into:

ENTRANCE PORCH

UPVC double glazed window to the front and traditional style door to:

HALLWAY

Provides access to the lounge, dining room and kitchen, plus a radiator and stairs to the first floor.

LOUNGE

12' 7" x 11' 0" (3.84m x 3.35m)

Electric fire with feature surround, uPVC double glazed window to the front and radiator.

DINING ROOM

13' 5" x 10' 3" (4.09m x 3.12m)

Double glazed sliding patio doors to rear garden, radiator and gas fire with brick set surround extending to alcoves.

KITCHEN

17' 2" x 6' 7" (5.23m x 2.01m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Electric cooker point, plumbing for a washing machine, space for a fridge and freezer. Understairs storage, uPVC double glazed windows to the side and PVC external door with matching side panel to the rear garden.

FIRST FLOOR LANDING

UPVC frosted glazed window to the side and doors to all upper rooms.

BEDROOM

14' 6" x 8' 9" (4.42m x 2.67m) to wardrobe front

Radiator and uPVC double glazed window to the rear.

BEDROOM

13' 3" x 8' 11" (4.04m x 2.72m) to wardrobe front

UPVC double glazed window to the front and radiator.

BEDROOM

12' 11" x 13' 5" (3.94m x 4.09m) max

L-shaped space with three uPVC double glazed windows to the side and rear plus a radiator.

BATHROOM

Two-piece suite comprising of a wash hand basin and bath with electric shower above. Tiling to walls, heated towel rail, storage cupboard and uPVC frosted glazed window to the rear.

WC

UPVC frosted glazed window to the side.

EXTERIOR

Low maintenance garden/off-road parking to the front with access to the entrance porch and garage. Low maintenance rear garden with side courtyard and access to both the garage and workshop.

WORKSHOP

16' 4" x 8' 4" (4.98m x 2.54m)

Up'n'over door, window and light and power points.

GARAGE

12' 10" x 6' 11" (3.91m x 2.11m)

Light and power points plus up'n'over door.



Call us on
01229 445004

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

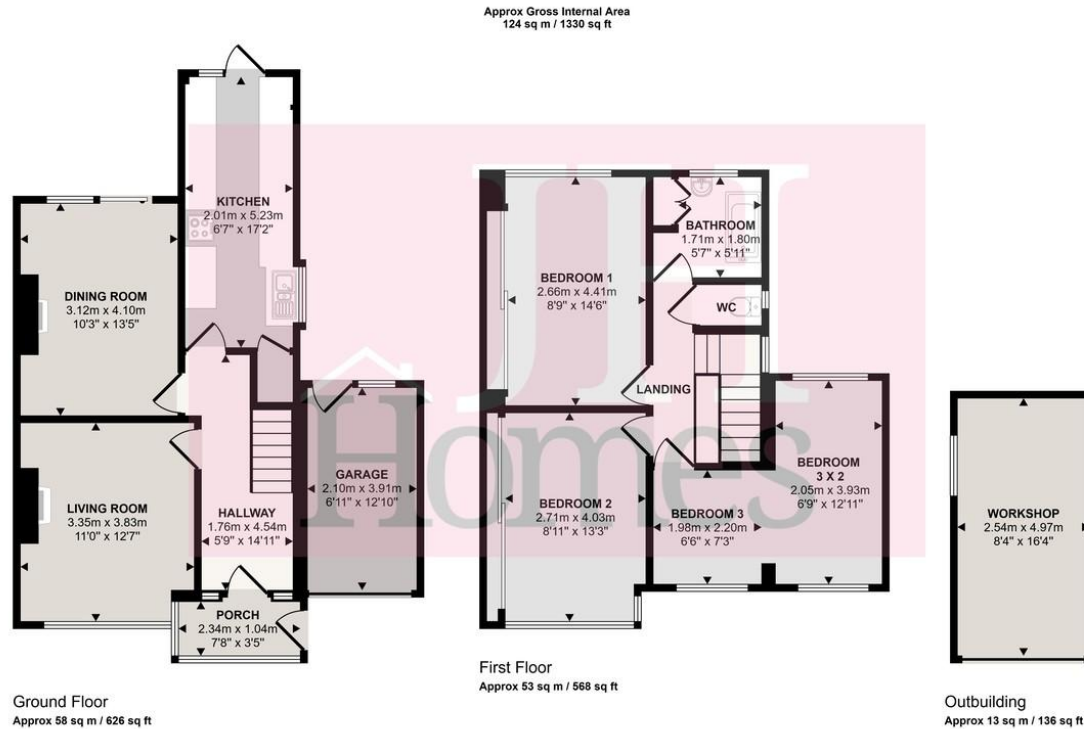
LOCAL AUTHORITY: Westmorland and Furness Council

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. Before The Strawberry traffic lights, turn left into Valley Drive and take your second left into Monks Vale Grove.

The property can be found by using the following "What Three Words": [///wishes.photos.twig](http://www.what3words.com/#!/wishes.photos.twig)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 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.

