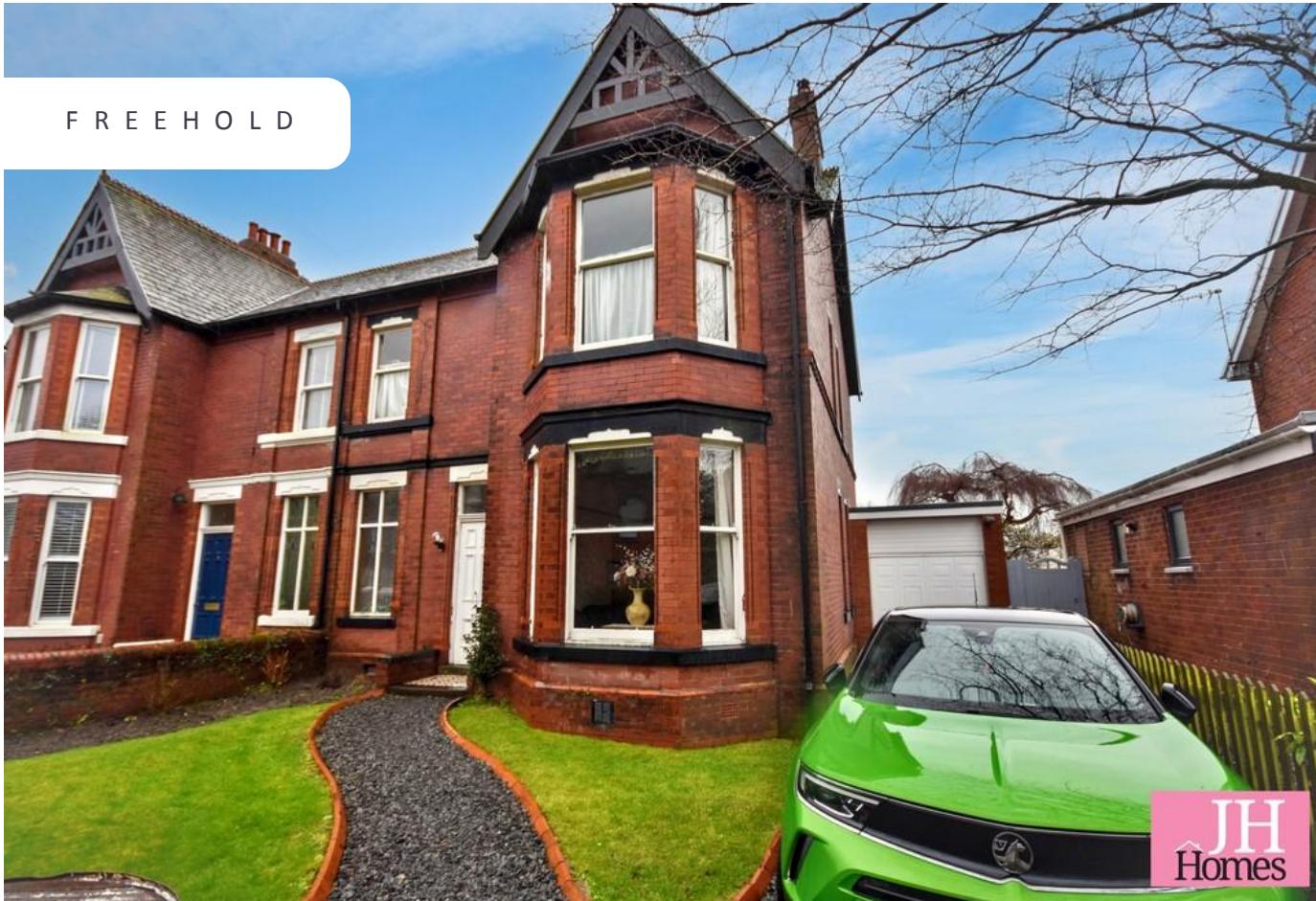


FREEHOLD



2 CROSLANDS PARK ROAD,  
BARROW-IN-FURNESS,  
LA13 9LA

£415,000

#### FEATURES

Traditional Victorian Style	Hallway, Lounge & Sitting Room
Semi Detached Property	
Fantastic Family Accommodation	Dining Room, Breakfast Kitchen & Shower Room
Many Original Style Features Maintained	Four Double Bedrooms & House Bathroom
Highly Regarded & Sought After Location	Gardens To Front & Rear, Outbuildings, Garage & Driveway
Gas CH System & Some Double Glazing	Chain Free & Viewing Recommended



Garage,  
Off Road  
Parking

JH  
Homes

A truly beautiful and substantial traditional four-bedroom family residence, rich in character and brimming with original period features. These include striking original-style flooring, elegant, spindled staircases, decorative cornicing, dado rails, panelled doors and classic architraves. The home is presented with tasteful, well-chosen décor throughout, creating a warm and inviting atmosphere that perfectly complements its heritage. Accommodation begins with an entrance vestibule opening into a grand and impressive hallway. To the front of the property is a spacious lounge featuring a bay window and an original-style fireplace, while a second sitting room also enjoys a feature fireplace and French doors leading out to the rear garden. The dining room boasts exposed wooden flooring, ideal for family meals and entertaining. The well-appointed kitchen/breakfast room includes integral appliances and is complemented by a rear vestibule/utility area and a convenient shower room. To the first floor are three generous double bedrooms alongside a luxurious four-piece family bathroom. From the inner landing, a staircase leads to the second floor, where there is a useful storage cupboard and the fourth bedroom, which benefits from fine, far-reaching views towards Barrow town. Externally, the property enjoys lawned gardens to both the front and rear, along with a garage, outbuilding and traditional coal shed. Off-street parking is available for several vehicles. Regarded by many locals as one of the most popular and sought-after streets in the town, the property is ideally positioned close to Furness General Hospital, Furness College and a range of well-regarded schools. The area also offers an abundance of pleasant walks, including the beautiful Furness Abbey Valley walk. With some double glazing and a modern gas central heating system, this is a fantastic purchase opportunity, particularly for the discerning family buyer, and early viewing is strongly recommended to fully appreciate all that this exceptional home has to offer.

Accessed through a PVC door into:

#### **ENTRANCE VESTIBULE**

Traditional entrance door and tiled flooring. Door to:

#### **HALLWAY**

Frosted glazed window to the front, wooden flooring, traditional décor and radiator. Doors to lounge and dining room, plus stairs to first floor.

#### **LOUNGE**

16' 9" x 12' 6" (5.11m x 3.81m)

Glazed Bay window to front, original style fire with slate plinth, tiled back and wooden surround. Window to side, traditional décor and radiator.

#### **DINING ROOM**

11' 0" x 11' 11" (3.35m x 3.63m)

UPVC double glazed window to rear, wooden flooring, radiator and door to Kitchen. Archway to:

#### **SITTING ROOM**

17' 8" x 12' 3" (5.38m x 3.73m)

Glazed window to side, original style fireplace with slate plinth and wooden surround. Two radiators and uPVC double glazed bay window, including French doors to rear garden.

#### **KITCHEN**

14' 2" x 7' 10" (4.32m x 2.39m)

Fitted with a range of base, wall and drawer units, including larder units, with marble effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to side, space for American style fridge/freezer, radiator and breakfast bar. Complete with five-ring gas hob with extractor, electric double oven and tiled flooring.

#### **REAR VESTIBULE / UTILITY AREA**

Plumbing for washing machine, space for dryer, external door to rear garden and door to:

#### **SHOWER ROOM**

Three-piece suite comprising of WC, wash hand basin and shower cubicle. Heated towel rail and glazed window to side.

#### **SPLIT LEVEL LANDING**

Doors to three bedrooms, inner landing, and bathroom.

#### **BEDROOM**

16' 8" x 12' 4" (5.08m x 3.76m)

Glazed Bay window to front, traditional style décor, two radiators and glazed window to side.

#### **BEDROOM**

14' 9" x 12' 5" (4.5m x 3.78m)

Two uPVC double glazed window to rear, radiator, wooden flooring and glazed widow to side.

#### **BEDROOM**

9' 10" x 9' 1" (3m x 2.77m)

Radiator, wooden flooring and uPVC double glazed window to rear.

## BATHROOM

Stunning family bathroom with suite comprising of WC, wash hand basin, walk-in shower cubicle and bath. Floor tiling, traditional radiator, contemporary lighting and two uPVC double glazed window to side and rear.

## INNER LANDING

Could possibly be used as a study room, with glazed window to front, wooden flooring and stairs to:

## LANDING

Storage cupboard and door to:

## BEDROOM

13' 5" x 11' 2" (4.09m x 3.4m) max

UPVC double glazed window to rear with some fine views, eaves storage and wooden flooring. This room offers far reaching views of Barrow town and to Piel Island in the other direction.

## EXTERIOR

Slate mulch driveway for off-road parking, pathway to entrance door and walled front garden laid mostly to lawn with access to garage. There is a flagged patio to rear from the sitting room and rear vestibule, which also gives access to outbuilding, coal shed and garage. The garden is laid mostly to lawn, South facing and is enclosed for privacy considerations.

## OUTBUILDING

5' 5" x 8' 1" (1.65m x 2.46m)

Houses the wall mounted combination boiler for the heating and hot water systems.

## COAL SHED

Ideal area for storage.

## GARAGE

18' 6" x 8' 8" (5.64m x 2.64m)

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



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[contact@jhomes.net](mailto:contact@jhomes.net)

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

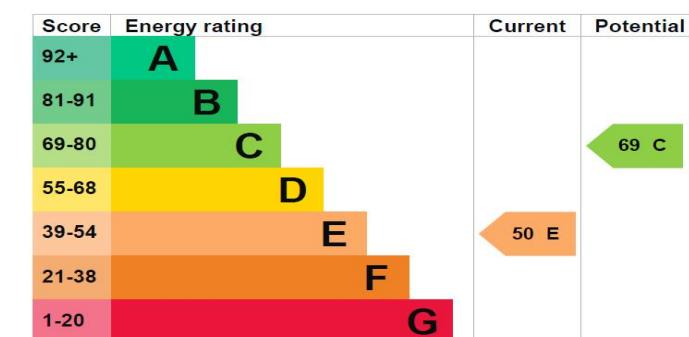
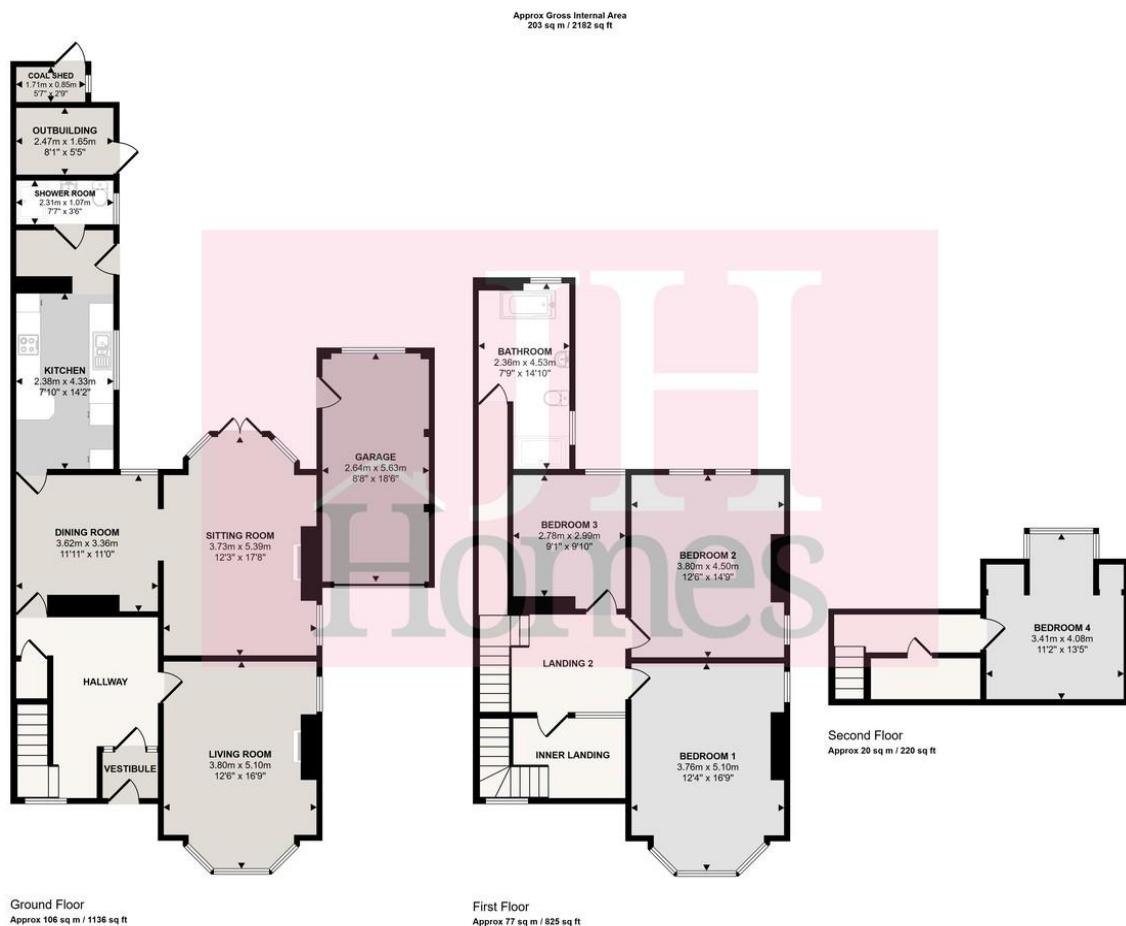
SERVICES: Mains drainage, gas, electric, water are all connected

#### DIRECTIONS:

Entering Barrow via Mill Brow Roundabout, continue into Abbey Road with Furness General Hospital on your right-hand side. After the turn off for Infield Park turn left into Croslands Park.

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

<https://w3w.co/latter.rested.affair>



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.