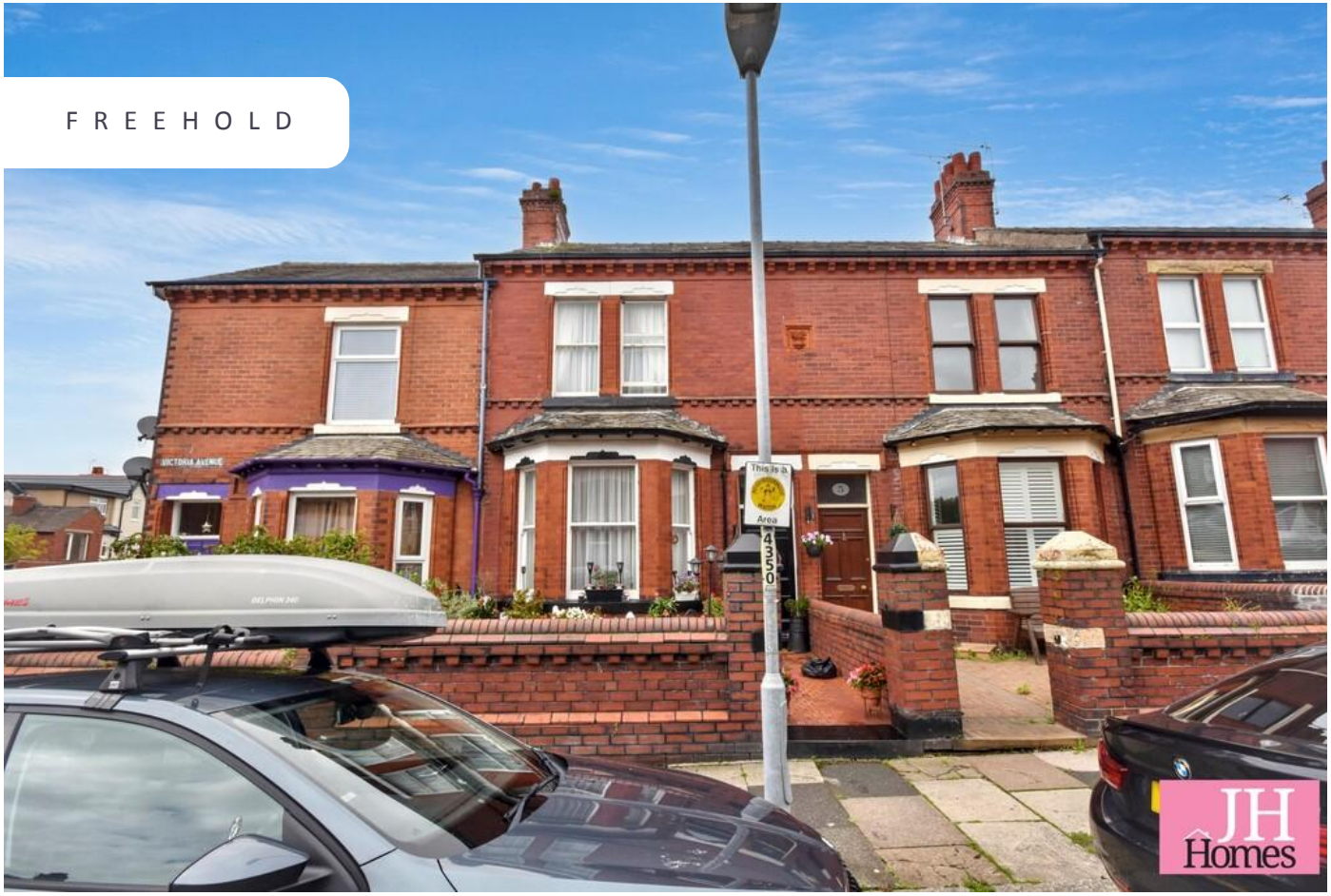


3 VICTORIA AVENUE, BARROW-IN-FURNESS, LA14 5JZ

£237,500

FEATURES

- Substantial Family Sized Victorian Terrace
- Many Original Style Features Maintained
- Gas CH System
- Vestibule, Hallway & Bay
- Fitted Kitchen
- Four Bedrooms
- Luxury Bathroom
- Forecourt To Front & Yard To Rear With Outbuilding
- Early Inspection Advised





1 3 4 On Road Parking

Four bedroom forecourted mid-terraced home occupying a popular and convenient location within this traditional part of Barrow, close to a range of local amenities. Nisa, the Post Office and local public houses are all within walking distance, while the property is also conveniently situated for Victoria Academy, Barrow Town Centre, BAE Systems, supermarkets and excellent transport links, including the A590 and Barrow Train Station. Combining traditional character features with modern contemporary decoration, including high ceilings with cornicing and picture rails, together with fireplaces and tiled flooring. Comprising of entrance vestibule, hallway, bay-windowed lounge, two further reception rooms and a fitted kitchen, with access to an outside store. To the first floor is a full-width bedroom together with three further good-sized bedrooms and a modern family bathroom. Complete with a central heating system and some double glazing. All in all this is a spacious and versatile four-bedroom home offering accommodation suitable for a variety of buyers, particularly families. Early internal inspection is strongly recommended.

Accessed through a door with glazed inserts and glazed panel above opening into:

ENTRANCE VESTIBULE
Door to:

HALLWAY
Tiled flooring, radiator and stairs to first floor. Doors to lounge and two further reception rooms.

LOUNGE
11' 11" x 15' 4" (3.63m x 4.67m)
Beautifully presented and characterful bay-windowed lounge, combining traditional features with striking contemporary décor. High ceiling with decorative cornicing, attractive original-style fireplace with tiled surround and substantial timber mantel, together with polished wooden flooring.

SECONDARY RECEPTION ROOM
9' 4" x 14' 2" (2.84m x 4.32m)
Traditional features including high ceilings, decorative cornicing, picture rails and attractive wall panelling. Impressive original-style fireplace with ornate surround and tiled detailing and single glazed window.

DINING ROOM
9' 4" x 14' 2" (2.84m x 4.32m)
Two windows providing excellent natural light, original-style fireplace with tiled surround and decorative black cast-iron detailing, exposed tiled flooring and useful built-in storage cupboard.

KITCHEN
10' 2" x 10' 11" (3.1m x 3.33m)
Fitted with a good range of base, wall and drawer units with timber-effect work surface over incorporating sink an drainer with mixer tap and contemporary white metro-tiled splash backs. Windows overlooking the outside space, space for freestanding range-style cooker and uproght fridge/freezer. External door to rear yard.

FIRST FLOOR LANDING
Doors to all upper rooms and loft access.

BEDROOM
16' 3" x 12' 8" (4.95m x 3.86m)
A spacious and well-presented double room with excellent sized window providing excellent natural light, radiator, high ceilings and ceiling light point.

BEDROOM
10' 6" x 14' 4" (3.2m x 4.37m)
Further double room with window overlooking the rear, radiator and high ceiling.

BATHROOM
7' 5" x 11' 1" (2.26m x 3.38m)
Fitted with a traditional suite comprising of freestanding roll-top bath with telephone style tap and shower fitting, pedestal wash hand basin and WC. Attractive period-style tiling, distinctive monochrome tiled floor and window providing excellent natural light.

BEDROOM
5' 5" x 7' 3" (1.65m x 2.21m)
Glazed window to side and storage cupboards.

BEDROOM
10' 1" x 14' 10" (3.07m x 4.52m)
Double room with good-sized window, radiator, useful storage and display space.

EXTERIOR
Pleasant, gated forecourt gives access to front entrance door. Yard to rear with access to utility room and rear service lane.

STORE/UTILITY ROOM
5' 0" x 10' 10" (1.52m x 3.3m)
Wall mounted boiler for the hot water and heating system.

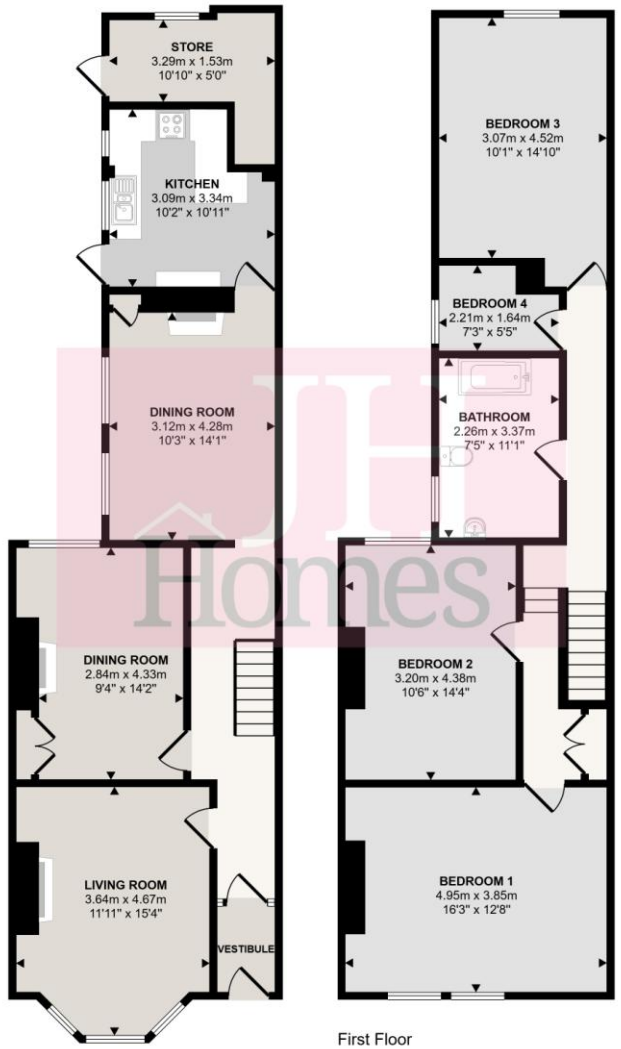








Approx Gross Internal Area
147 sq m / 1585 sq ft



First Floor
Approx 72 sq m / 775 sq ft

Ground Floor
Approx 75 sq m / 810 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.

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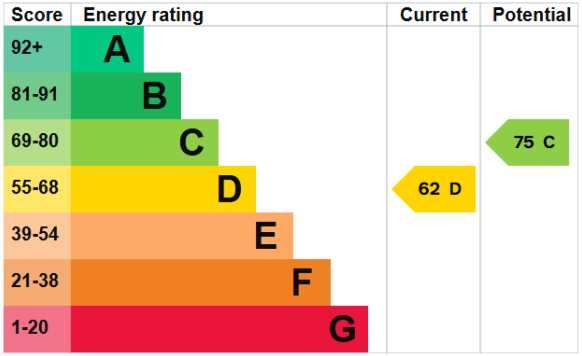
contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

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

DIRECTIONS:

On entering Barrow from Mill Brow roundabout, continue passed Furness General Hospital on your right-hand side. Continue through The Strawberry traffic lights and take your fourth right into Victoria Avenue with the property being found on your left-hand side. The property can be found by using the following ''What Three Words'' https://w3w.co/foam.doctor.poker



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.