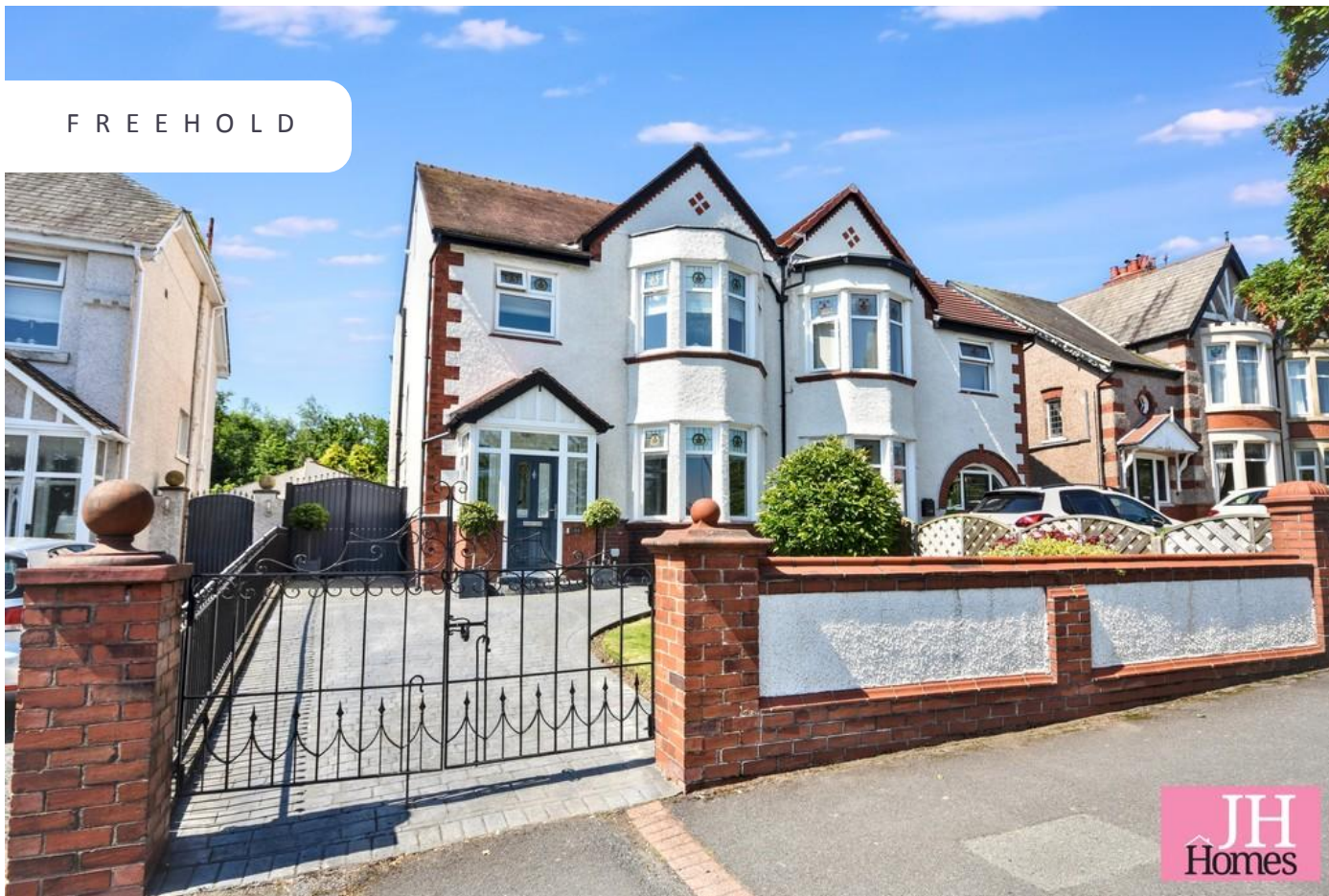


FREEHOLD



# 44 PARK DRIVE, BARROW-IN-FURNESS, LA13 9BB

## £385,000

### FEATURES

Exceptional Family Sized  
Semi-Detached

Highly Rare Purchase  
Opportunity

Early Inspection Strongly  
Recommended

Meticulously Updated By  
Current Owners

Gas CH System & uPVC DG

Many Original Style  
Features Maintained

Porch, Hallway, Lounge &  
Dining Room

UPVC Conservatory.  
Stunning Kitchen

Three Bedrooms, Luxury  
Bathroom & Shower  
Room

Ample Parking, Lovely  
Gardens & Garage



2



3



3



Garage,  
Off Road  
Parking

JH  
Homes

This exceptional three-bedroom Victorian semi-detached family home occupies a prominent position overlooking Barrow Park to the rear and opposite the playing fields of Furness Academy, offering a rare opportunity to acquire a character property in one of Barrow's most desirable and convenient locations. Ideally situated within easy reach of Barrow town centre, the railway station, well-regarded schools, regular bus routes and Barrow Park Leisure Centre, the property perfectly combines period charm with everyday convenience. Lovingly maintained and sympathetically improved by the current owners, the home retains an abundance of original Victorian features, including decorative cornicing, picture rails, dado rails, original-style fireplaces and attractive flooring, all of which enhance its character while blending seamlessly with modern upgrades. Set back from the road, the property enjoys a front garden laid moistly to lawn with gated access to an ample driveway providing off-road parking and extends along the side of the property to a detached garage. To the rear is a fully enclosed garden, with lawn and mature trees, plants and shrubs, benefiting from the privacy afforded by the park beyond. The accommodation begins with an entrance porch leading into an impressive reception hallway with tiled flooring, access to all principal ground floor rooms and a useful understairs storage cupboard. The elegant front lounge is flooded with natural light from the bay window, which also enjoys pleasant open views across the academy playing fields. A feature log-effect gas fire provides an attractive focal point to the room. A second spacious reception room offers excellent versatility as either a sitting or formal dining room and features a gas fire with an Italian marble surround. Glazed French doors open into a uPVC conservatory, creating an ideal space to relax while enjoying views over the garden and providing direct access outside. The modern breakfast kitchen is well-appointed with a comprehensive range of fitted base and wall units, integrated appliances and convenient access to the side of the property. To the first floor are three generous double bedrooms, all enjoying pleasant open views to the front or rear. The accommodation is complemented by a stunning Victorian-inspired four-piece family bathroom, together with a separate contemporary three-piece shower room, making this an ideal home for growing families. Further benefits include uPVC double glazing and gas central heating system throughout. Offering an outstanding combination of period elegance, generous family accommodation and a superb park-side location, this is a truly impressive home that must be viewed to be fully appreciated. Early viewing is highly recommended.

Accessed through a PVC door into:

#### **ENTRANCE PORCH**

PVC entrance door and uPVC double glazed windows. PVC frosted glazed door with matching side panels to:

#### **HALLWAY**

Original style tiled flooring and picture rail, understairs cupboard, door to lounge, sitting room and kitchen/breakfast room, plus stairs to the first floor.

#### **LOUNGE**

*16' 5" x 11' 11" (5m x 3.63m) max*

Feature fireplace, uPVC double glazed bay window to the front, radiator and traditional style décor with picture rail and cornicing.

#### **SITTING ROOM/DINING ROOM**

*15' 2" x 11' 1" (4.62m x 3.38m)*

Gas fire with Italian marble surround, radiator and contemporary décor with picture rail and cornicing. Glass panelled double doors to:

#### **CONSERVATORY**

*11' 6" x 9' 2" (3.51m x 2.79m)*

PVC double glazed double doors to the patio, radiator and uPVC double glazed windows overlooking the rear garden and patio.

#### **KITCHEN/BREAKFAST ROOM**

Fitted with a good range of base and wall units in white with chrome handles, granite worktops, matching splashback and pastel shaded recess tiling. Electric undercounter double oven with induction hob, extractor hood, microwave and stainless steel one and a half bowl sink. Complete with breakfast bar, radiator, uPVC double glazed window to the rear and PVC external door to side driveway.

#### **FIRST FLOOR LANDING**

Doors to all three bedrooms, bathroom and shower room, plus access to the loft.

#### **LOFT**

Fully boarded, light and power points, and houses combination boiler for the heating and hot water system.

#### **MASTER BEDROOM**

*17' 2" x 10' 5" (5.23m x 3.18m) max*

Built-in wardrobes to alcoves, uPVC double glazed bay window to the front, contemporary décor and radiator.

#### **BEDROOM**

*14' 11" x 9' 3" (4.55m x 2.82m)*

Radiator, uPVC double glazed window to the rear with some fine views of the rear garden and Barrow Park, plus wardrobes to the alcoves.

### BEDROOM

10' 2" x 8' 6" (3.1m x 2.59m)

UPVC double glazed window to the rear and radiator.

### BATHROOM

Stylish four-piece suite in white comprising of WC, wash hand vanity basin, bath and shower cubicle. Tiling to the walls, radiator, Karndean flooring and uPVC double glazed window to the rear.

### SHOWER ROOM

Luxury three-piece suite comprising of WC, wash hand vanity basin and shower cubicle. UPVC double glazed window to the side, Karndean flooring and heated towel rail.

### EXTERIOR

Gated access to driveway leading to the front entrance door. Driveway for off-road parking extending to side aspect with further parking if required and access to the garage. Walled lawned garden to front and enclosed, extensive rear garden with patio, laid mostly to lawn with established plants, shrubs and trees, plus pedestrian access to the garage.

### GARAGE

19' 2" x 7' 5" (5.84m x 2.26m)

Two windows, light and power points and PVC double doors with vehicle access. Door to:

### WC

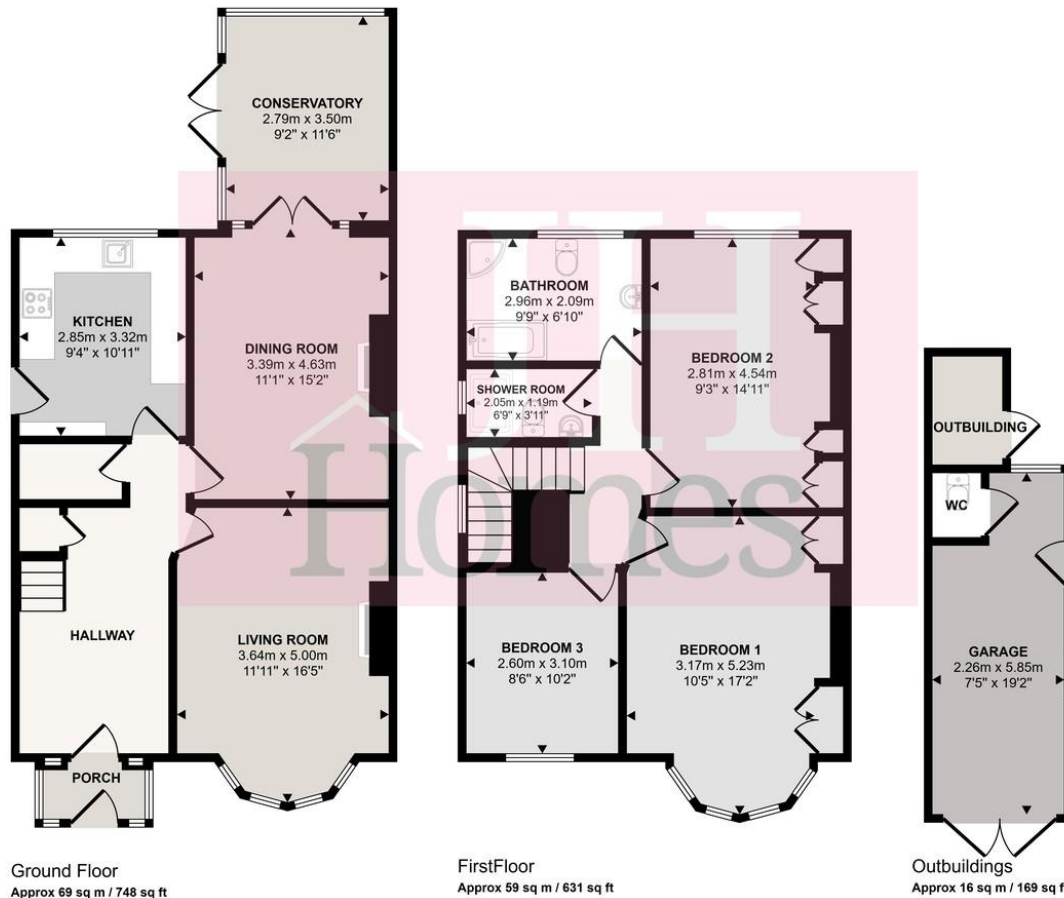
Water tap and WC.

### OUTBUILDING

Storage and power point.



Approx Gross Internal Area  
144 sq m / 1548 sq ft



Ground Floor  
Approx 69 sq m / 748 sq ft

First Floor  
Approx 59 sq m / 631 sq ft

Outbuildings  
Approx 16 sq m / 169 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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#### 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 via Abbey Road, continue through two sets of traffic lights and a pelican crossing. Before Barrow Park turn left into Park Drive.

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

<https://w3w.co/square.grew.grain>

#### EPC TO FOLLOW



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.