



#### DIRECTIONS

Proceeding into Barrow down the A590. On reaching the round about with Hindpool Road turn right, keep in the right hand lane and at the traffic lights turn right onto Ironworks Road (the A590) after a short while after passing Leck Construction turn Left at the Red Rose estate sign onto Primrose Road and the property can be found on the right hand side.

#### GENERAL INFORMATION

TENURE: Freehold

EPC RATING: B

COUNCIL TAX BANDING: C

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: All mains services including, gas, electric, water and drainage.

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		



#### **Estate Agency Act 1979**

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**£199,950**



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**GARAGE &  
PARKING**

**6 Primrose Road, Barrow-in-Furness,  
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We are delighted to bring to the market the “Show Home” of this excellent development in the heart of Barrow-in-Furness. This new build home is ready for immediate occupation having been decorated and carpeted and finished to a high standard. Offering excellent accommodation suited to a range of buyers in a most convenient and accessible location. The accommodation comprises hall, utility, WC, First Floor Living Room and Fully Fitted Kitchen, second floor 3 Bedrooms and Family Bathroom. There is a brick set driveway in front of the integral garage with an electric door, open plan front garden and enclosed rear garden. Having gas central heating uPVC double glazing and an excellent standard of presentation. Early inspection is invited and recommended to appreciate this spacious light and airy home.



Accessed via a modern composite double-glazed door with matching side window, opening into:

**ENTRANCE HALL**

Light, airy and inviting space with staircase to one wall with pine feature handrail, newel post and spindles with an open under stairs area, radiator, power sockets and ceiling light. Door to the end of the hall providing access to the adjacent utility room.

**UTILITY ROOM**

11' 7" x 6' 4" (3.53m x 1.93m)  
Range of fitted base units with cream shaded decor panel complemented with a wood grain effect work surface and recesses for appliances including plumbing for washing machine. Inset LED lighting to ceiling with ducted extraction, radiator and modern vinyl flooring. Modern composite double-glazed door to the rear with uPVC double glazed window. Wall mounted ideal boiler for the central heating and hot water systems. Dorr offering access to the garage and ground floor WC.

**WC**

Comprising of low level, flush WC and wash hand basin. Radiator, lighting to ceiling, extractor fan and uPVC double glazed window.

**FIRST FLOOR LANDING**

The landing has the continuation of the wooden banister rail and spindles with uPVC double glazed window to the front and staircase continuing and returning to the upper floor. Radiator, telephone point, power socket, integrated smoke alarm and internal doors to the sitting room and kitchen.

**SITTING ROOM**

18' 1" x 11' 9" (5.51m x 3.58m) widest points  
Two sets of uPVC double glazed, French doors offering good natural light and ventilation with Juliet balconies. Lovely room with light cream décor, radiator, power sockets and ceiling light points. Open double door providing access to the adjacent kitchen.

**KITCHEN**

11' 7" x 11' 2" (3.53m x 3.4m)  
Fitted with a range of attractive base, wall and drawer units in a cream shaker style with décor pane and some open display area's. Complemented with a wood grain effect work surface with an inset one and a half bow sink unit with mixer tap. Integrated appliances include electric hob with stainless black splashback, extracting cooker hood over and low-level fan assisted oven and grill. Built-in fridge and freezer and dishwasher. Modern, wood grain, effect vinyl flooring, radiator, integrated smoke alarm and in set LED lights to ceiling. UPVC double glazed window to the front.



**BEDROOM**

14' 7" x 11' 6" (4.44m x 3.51m) widest points  
This excellent double bedroom is well appointed with a useful storage area over the staircase bulkhead with double doors to a storage cupboard, power sockets, two ceiling light points and two radiators. Two uPVC double glazed, dormer windows to the front elevation that offer an aspect beyond neighbouring properties and land towards the channel.

**BEDROOM**

10' 5" x 8' 6" (3.18m x 2.59m)  
Double room with radiator, power sockets and ceiling light point. UPVC, double glazed window to the rear.

**BEDROOM**

8' 6" x 7' 2" (2.59m x 2.18m)  
Good singles bedroom with radiator, power sockets and ceiling light point. UPVC double glaze window to the rear.

**BATHROOM**

7' 0" x 5' 10" (2.13m x 1.78m)  
Fitted with a modern, white, three-piece suite comprising of panelled bath with glazed shower screen, mixer tap and over bath thermostatic shower with flexi-track spray and fixed rain head shower. Wash hand basin with mixer tap and low flush WC. Modern panelling to the splashbacks, chrome, ladder style towel radiator, extractor fan and inset LED lights to the ceiling.

**GARAGE**

19' 6" x 10' 6" (5.94m x 3.2m)  
Electric remote controlled up and over door, power and light. Housing the gas meter and electric circuit breaker control point.

**EXTERIOR**

Excellent brick set driveway offering parking and access to the integral garage.  
The front garden is open plan with a grassed area. At the rear is an enclosed garden area which is fenced with a brick set path and gate to the rear lane.

