

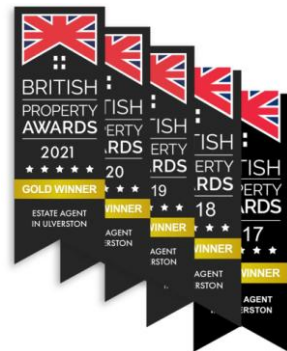
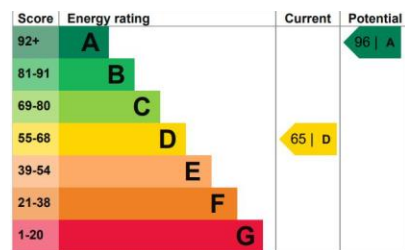
Total area: approx. 99.9 sq. metres (1075.5 sq. feet)

DIRECTIONS

Heading in the direction from leaving Barrow along Park Road, you proceed past Mike Hughes Fitted Kitchens, continue along until you see Atkinson Builders Merchants. Turn Left and follow the road, over a small bridge and you will see a cluster of barn conversions in a courtyard setting. As you stand looking at the barns, number 2 is situated on the right hand side within the courtyard.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BANDING: D
 LOCAL AUTHORITY: Barrow Borough Council
 SERVICES: Mains services include electric. Private water supply and septic tank drainage.



Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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2



GARAGE & PARKING

2 Kimberley Court, Bank Lane,
 Barrow-in-Furness, LA14 4QY

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Offered for sale this three bedroom semi – detached barn conversion in a courtyard setting on the outskirts of Barrow in a rural location. Offered for sale in a ready to move into condition. The internal accommodation briefly comprises of hall, cloakroom, kitchen/diner and lounge. To the first floor are three bedrooms, en-suite and main bathroom. The property benefits from characteristic detail whilst being double glazed. Externally there is an enclosed garden to the rear backing onto adjoining open fields. There is an option to purchase a garage to the side by separate negotiation to the marketing price. Offered for sale having the benefit of having no upper chain. Viewing advised.



Approached via a uPVC door opening directly into:

HALL

9' 7" x 6' 3" (2.92m x 1.91m)

Under stairs storage cupboard, laminate flooring, radiator, neutral decor and stairs providing access to the first floor. Access to the ground floor cloakroom, living room/kitchen and further reception room.

KITCHEN/DINER

16' 4" x 14' 3" (4.98m x 4.34m)

Situated to the front of the property with a uPVC double glazed window overlooking the courtyard. Range of base, wall and drawer units with work surface over incorporating one and a half bowl sink unit with splashback tiling. Integrated four-ring electric hob with concealed extractor hood over and fridge/freezer. Set to the Dining Area is a wood burning stove sat on a hearth. Neutral decor, laminate flooring, inset lighting, radiator and power points. Access through to:

LOUNGE

16' 4" x 11' 9" (4.98m x 3.58m) Comfortable room offering neutral décor, two overhead lights, high level window, radiator and power points along whilst finished with laminate flooring. Further door opening directly from the court yard.

WC

6' 5" x 6' 3" (1.96m x 1.91m)

Comprising of two-piece suite, WC and pedestal wash hand basin whilst being neutrally decorated. UPVC double glazed window facing the front elevation with deep window sill, splashback tiling along whilst housing a wall mounted Gloworm boiler.

FIRST FLOOR LANDING

16' 4" x 23' 4" (4.98m x 7.11m)

UPVC double glazed window, exposed beams along with Velux roof lights. Access to three bedrooms and family bathroom.

BEDROOM

10' 9" x 9' 5" (3.28m x 2.87m)

Exposed timbers, Velux roof light, light, radiator and power points.



ENSUITE

5' 3" x 7' 2" (1.6m x 2.18m)

Three piece suite comprising of corner shower cubicle, WC and pedestal wash hand basin. Tiled to compliment, central ceiling light and uPVC double glazed window to the rear.

BEDROOM

10' 7" x 9' 5" (3.23m x 2.87m)

Situated to the rear having neutral décor with original exposed beams, overhead light and radiator.

BEDROOM

8' 3" x 7' 7" (2.51m x 2.31m)

Single room situated to the rear with exposed timbers, Velux roof light, radiator, TV aerial point and ceiling light.

BATHROOM

6' 2" x 7' 10" (1.88m x 2.39m)

Three-piece suite comprising of bath, WC and pedestal wash hand basin. Ceiling fan, ceiling light, tiled to compliment and uPVC window.

EXTERIOR

Situated in a courtyard setting. The garden to the rear has enclosed fencing for a degree of privacy backing onto open countryside.

SINGLE GARAGE

Up & over door.

