



JH
Homes

£275,000



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GARAGE &
PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	78 C
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

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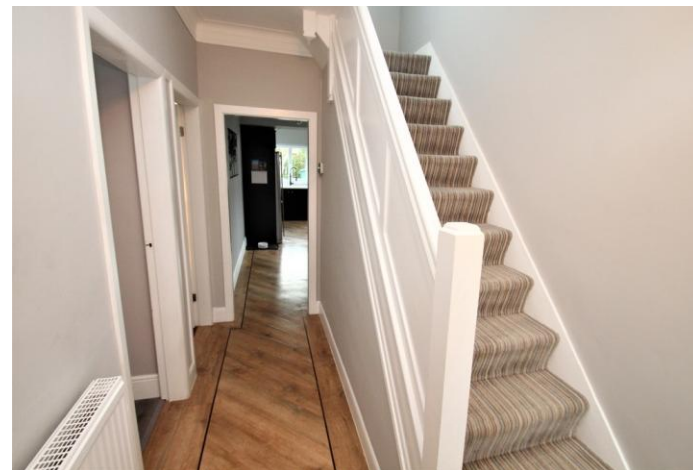
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Fantastic extended semi-detached home situated in this most popular and sought-after residential location. Presented to an excellent standard throughout with high quality fixtures and fittings that will be fully appreciated upon internal inspection. Comprising of entrance hall, sitting room, living room, dining kitchen, three bedrooms and family bathroom. With an attached single garage/store, off-road parking and a pleasant enclosed garden to the rear. With gas central heating double glazing, and attractive modern décor this lovely home will be truly appreciated upon viewing. Considered suitable to a range of buyers from the family purchaser to the professional couple. Early viewing recommended.



DIRECTIONS

On entering Barrow along Abbey Road pass through the Strawberry traffic lights and continue turning left just before Kwick Fit into Fairfield Lane turn first right into Jesmond Avenue turn second left into Hornedale Avenue and the property is on the Right.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: C

LOCAL AUTHORITY: Barrow Borough Council

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





Accessed through a feature arched open fronted porch giving shelter to the uPVC double glazed front door and side windows. Opening directly into:

ENTRANCE HALL

Attractive, light and inviting area with Kardean wood grain effect flooring featuring border to the perimeter, radiator and feature staircase leading to the first floor. Modern white panelled internal doors offering access to the two sitting rooms and open doorway straight into the dining/kitchen.

SITTING ROOM

13' 7" x 11' 10" (4.15m x 3.61m) widest points
Lovely room with attractive décor, central feature fireplace with white painted fire surround, black hearth and inset housing gas stove feature fire. Above the fireplace there is a mount for TV with power sockets and aerial connection. Modern panel radiator, light grey wood grain effect laminate flooring compliments the décor and offers most comfortable sitting room. Semi-circular uPVC double glazed feature window with leaded feature upper panes and fitted white wooden Venetian blinds to the front elevation.

LIVING ROOM

11' 11" x 15' 2" (3.65m x 4.63m) widest points
Further fabulous room with lovely rich décor complemented with wood grain effect Kardean flooring with perimeter border. Fabulous central feature, fireplace with dark hearth and inset with gas living flame coal fire. Above the fireplace there is a mount for TV and to either side a lovely alcove shelving area and storage cupboards. Coving to the ceiling, ceiling light point, power sockets and two radiators. Set of double-glazed French doors and windows with fitted blinds provide access to the lovely enclosed rear garden.

DINING ROOM

13' 8" x 9' 5" (4.18m x 2.88m) widest points
Impressive area giving direct access to the adjacent kitchen. Large, double-glazed Velux rooflight and continuation of the flooring from the entrance hallway. Offering ample space for a family table, door to garage and further door to a useful understairs storage cupboard.



KITCHEN

13' 8" x 10' 4" (4.18m x 3.16m)
Attractive and stylishly presented with a dark blue shaded décor panel with rose gold handles and complimented with a white marble effect work surface. Gas hob with tiling to splashback and cooker hood above, integrated Neff double oven and grill and space for American style fridge freezer. Further appliances include a built-in slimline dishwasher and inset white, single drainer sink unit with mixer tap. Concealed behind a further unit is a built-in Candy washing machine and electric fan kick space heater. Large Velux double glazed rooflight, two uPVC double glazed windows and a half-glazed door offering access to the lovely enclosed rear garden.

FIRST FLOOR LANDING

Modern Oak style doors to bedrooms, bathroom and access to the loft. The loft has a drop down ladder and the is boarded with electric light and power. UPVC double glazed patterned glass window allowing in a good degree of natural light.

BEDROOM

12' 9" x 9' 4" (3.91m x 2.85m)
Lovely double bedroom which is attractively presented and decorated with a panelled effect feature to one wall and built-in wardrobes offering excellent storage. Traditional style modern panel radiator and woodgrain feature flooring. UPVC double glazed window to the rear elevation with fitted wooden venetian blind offering most pleasant aspect down to the rear garden area.

BEDROOM

14' 0" x 10' 4" (4.28m x 3.16m) widest points
Lovely sweeping semi-circular bay window to the front elevation with leaded upper panes and wooden venetian blinds. Light wood grain laminate style flooring, radiator and attractive classic decor with coving to the ceiling.

BEDROOM

8' 0" x 7' 8" (2.46m x 2.36m)
UPVC double glazed window to the front elevation with again fitted wooden blind. Single room which is currently utilised as a home office, radiator, power sockets and TV point suitable for wall mounted TV if required. Coving to ceiling and wood grain laminate style flooring.

BATHROOM

11' 8" x 6' 10" (3.58m x 2.09m)
Lovely bathroom with traditional style suite comprising of WC, pedestal basin, and P-shaped shower bath with curved glazed shower screen and over bath shower featuring a fixed rain head and flexi track spray. Full tiling to walls and vinyl floor with wood grain effect finish. Traditional style radiator with towel rail and panelling to the ceiling with inset lights. To the end of the bath there is a useful built-in storage cupboard. Two uPVC double glazed patterned glass windows to the side elevation.

EXTERIOR

To the front of the property there is a brick set driveway that offers off-road parking for two vehicles and a rockery border area.
To the rear there is an attractive, enclosed rear garden well presented with mature raised borders a flagged seating area and mature trees shrubs and bushes. There is a further decked seating area to the rear of the reception room with access from the French doors. Lovely safe enclosed rear garden space.