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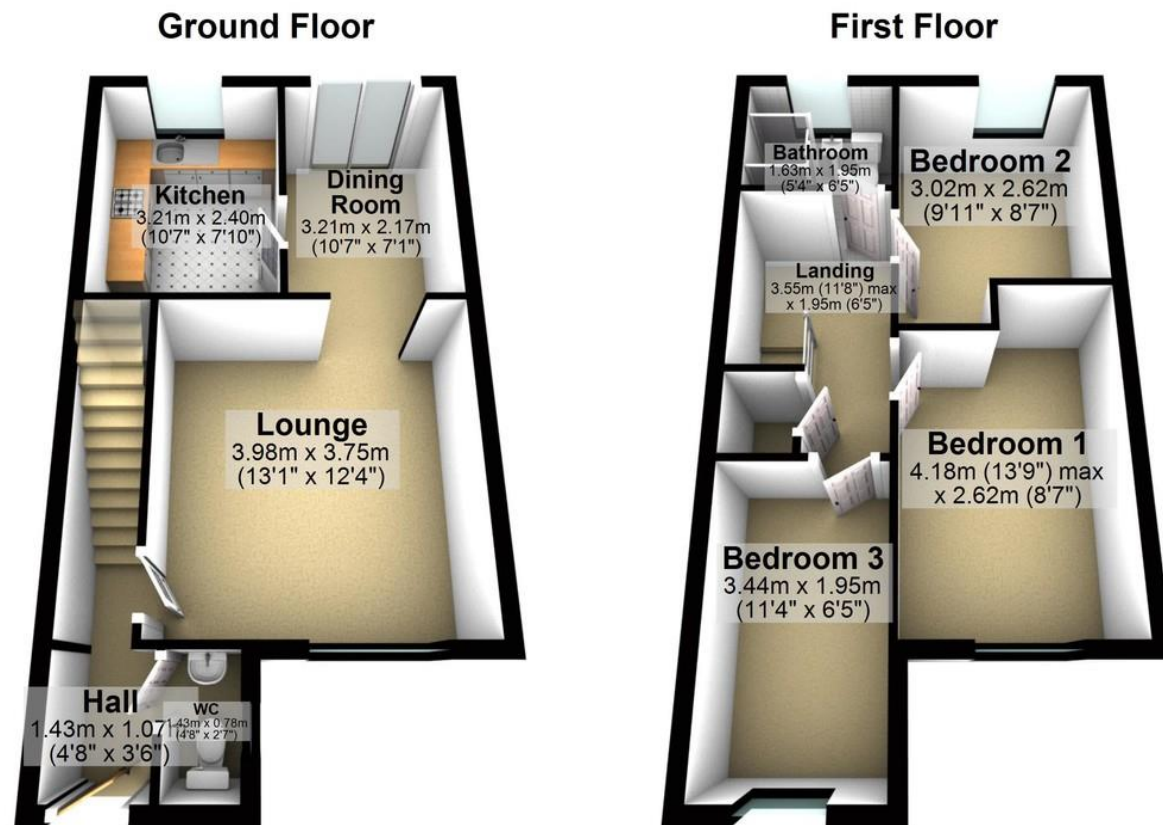
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PARKING



DIRECTIONS

Approaching Barrow from Abbey Road, turning left after Abbey House Hotel onto Rating Lane. Continue past the school and proceed to the round about, taking the first exit onto Flass Lane. Follow the road onto Friars Lane taking the right hand turn onto Bridgegate Avenue. The second turning on your left is signposted Abbots Vale and the property can be found a short distance along on your right identified by our pink "For Sale" board.

GENERAL INFORMATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

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Walking into this three bedroom semi detached family home was like stepping through the doors of a new build. Offering clean lines, well decorated rooms and being move in ready condition, it was like being in a show home. Decorated throughout by the current owners as well as some upgrades including new shower suite, patio to garden and pull down ladder to boarded loft. The property comprises of three good sized bedrooms, modern fitments in both the shower room and kitchen, dining room with access to the rear garden, comfortable lounge, fully enclosed rear garden and ample parking to the front. Suitable for first time buyers as well as investors who want something ready to create an income completing a purchase on this property will not disappoint.



Accessed through a PVC door with decorative glazed inserts into:

ENTRANCE HALL

Stairs to first floor, central ceiling light point, radiator and space for coats.

CLOAKROOM

Fitted with a two piece suite comprising of low level, dual flush WC and wall mounted wash hand basin. Tiled splashbacks, radiator, extractor and central ceiling light point. Opaque uPVC double glazed window to side.

LOUNGE

13' 1" x 12' 4" (3.99m x 3.76m)
Good sized room with under stairs storage, uPVC double glazed window to front, modern laminate flooring, central ceiling light point and radiator. Open archway into:

DINING ROOM

10' 7" x 7' 1" (3.23m x 2.16m)
Bright room with plenty of natural light from the PVC sliding patio doors to rear, central ceiling light point and radiator.

KITCHEN

10' 7" x 7' 10" (3.23m x 2.39m)
Modern kitchen fitted with a range of soft close, base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and cooker hood over. Tiled splashbacks, space for upright fridge freezer, plumbing and space for washing machine and further space for dryer. Tiled flooring, moveable spots to ceiling and uPVC double glazed window to rear over looking garden.

FIRST FLOOR LANDING

Access to all rooms, central ceiling light point and storage cupboard with shelving. Loft access with drop down ladder, boarded and light.

BEDROOM

13' 9" x 8' 7" (4.19m x 2.62m) widest points
Double room with space for triple wardrobe, uPVC double glazed window to the front, central ceiling light point and radiator.



BEDROOM

9' 11" x 8' 7" (3.02m x 2.62m)
Further double room with space for double wardrobe, uPVC double glazed window to the rear, central ceiling light point and radiator.

BEDROOM

11' 4" x 6' 5" (3.45m x 1.96m)
Single room with uPVC double glazed window to the front, central ceiling light point and radiator.

SHOWER ROOM

5' 4" x 6' 5" (1.63m x 1.96m)
Three piece modern suite comprising of double shower with sliding screen, rain shower head attachment and further handheld, sunken shelving, vanity unit housing sink with mixer tap and low level, dual flush WC. Spot lights to ceiling, fully tiled to walls and PVC cladding to ceiling. Wall mounted light up mirror, ladder style radiator and opaque uPVC double glazed window to rear.

EXTERIOR

To the front of the property is accessed through double gates into a enclosed railed frontage offering a paved driveway with parking for two vehicles.
The rear area offers a fully enclosed space which is mostly laid to lawn with space for a shed, modern, feature stone wall, paved patio and access gate to side.

