



DIRECTIONS

On entering Barrow-in-Furness along Abbey Road with the hospital to the right-hand side take the first major turning on the left-hand side onto Ratings Lane. Continue down Ratings Lane with Barrow Sixth Form College to your left and then St Bernard's High School and take the last turning on the left just before the roundabout on to Highlands Avenue. Proceeding up Highlands Avenue and number 27 is situated on the left-hand side.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Barrow Borough Council
 SERVICES: Mains drainage, gas, water and electricity are all connected.

EPC Awaited



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.



1



3



1



PARKING

27 Highlands Avenue, Barrow-in-Furness,
 Cumbria, LA13 0AU

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent traditional bay fronted semi-detached house situated in the popular and sort after residential location. Having been extended to the rear and offering spacious well-proportioned family sized accommodation suited to a range of buyers including the family purchaser or professional couple. Comprising of entrance hall, sitting room, L-shaped dining kitchen, three double bedrooms and family bathroom. Set onto an attractive plot with driveway parking and gardens to the front and with a good-sized enclosed garden to the rear plus gas central heating system. In all superb opportunity in an excellent location with early viewing invited and recommended.



Accessed through a feature composite style front door in black to the exterior accessed from a sheltered open fronted porch. The door opens directly to:

ENTRANCE HALL

Wood grain effect laminate flooring, coving to ceiling, staircase leading to first floor, open under stairs storage area with coat hooks and door to further useful storage cupboard. Door opening to:

LOUNGE

22' 10" x 11' 11" (6.96m x 3.65m) widest points
Spacious through room of excellent proportions with semi-circular bay window to the front elevation that has double-glazed feature leaded lights and fitted wooden blinds with a curved double radiator below. Decorative cast effect feature, fireplace with granite style hearth and living coal flame effect fire. Set of multi pane glazed doors open to the dining area and further set of double doors opening to the kitchen.

KITCHEN

9' 4" x 7' 9" (2.84m x 2.36m)
Fitted with a range of base, wall and drawer units with woodgrain effect work surface and inset stainless steel sink unit with mixer tap. Lamona electric hob, Belling low-level electric oven, dishwasher, washing machine and fridge. Also featuring built-in wine rack and breakfast bar/island divide to the dining room.

DINING ROOM

10' 3" x 17' 6" (3.12m x 5.33m)
Set of uPVC double glazed French doors opening to the rear garden and uPVC windows to the side and rear elevations. Light wood grain effect laminate flooring and ample space for a family sized dining table.

FIRST FLOOR LANDING

Two feature leaded, coloured and patterned glass windows that offer a lovely feature and focal point. Radiator and doors to bedrooms and bathroom.



BEDROOM

13' 9" x 11' 10" (4.20m x 3.63m)
UPVC double-glazed semi-circular window to the front with radiator offering an aspect up and down the street. Generous double room with picture rail, electric light and power.

BEDROOM

22' 4" x 10' 3" (6.82m x 3.14m)
UPVC double glazed window having an aspect to the rear garden and radiator. Further double room subdivided to create bedroom area and study/living space.

BEDROOM

19' 2" x 6' 9" (5.85m x 2.06m)
Double room with radiator, electric light and power. UPVC double glazed window looking to the rear garden.

BATHROOM

6' 7" x 5' 8" (2.01m x 1.73m)
Modern three-piece suite in white comprising of shower bath with screen and over bath shower, wash hand basin and WC combined into a vanity unit with concealed cistern mixer tap and storage cupboard. Modern grey panelling to walls, white panelling to ceiling and door to boiler cupboard housing the gas fired boiler.

EXTERIOR

Front garden area with driveway to the side with gated access to the rear.
The rear garden is a good size with lower flag patio connecting to the house from the French doors. There is an aluminium framed greenhouse, and the garden is as well as the patio areas has lawn hedging shrubs and bushes.

