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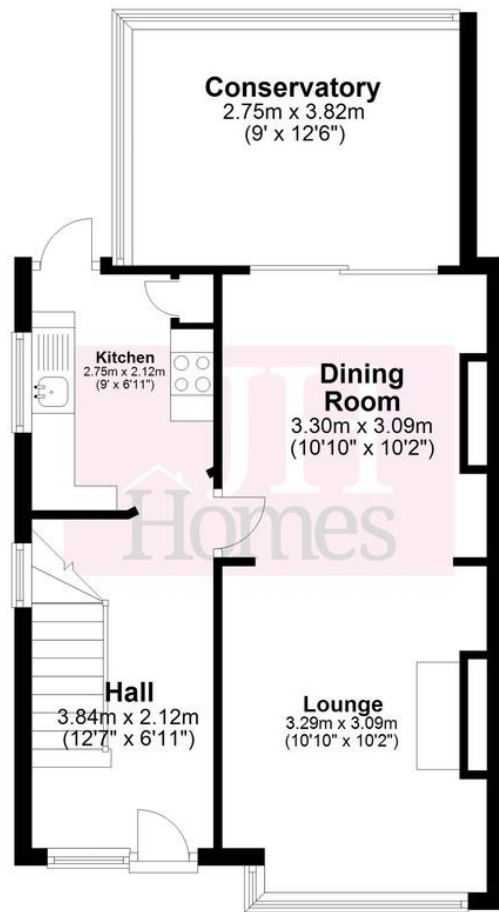


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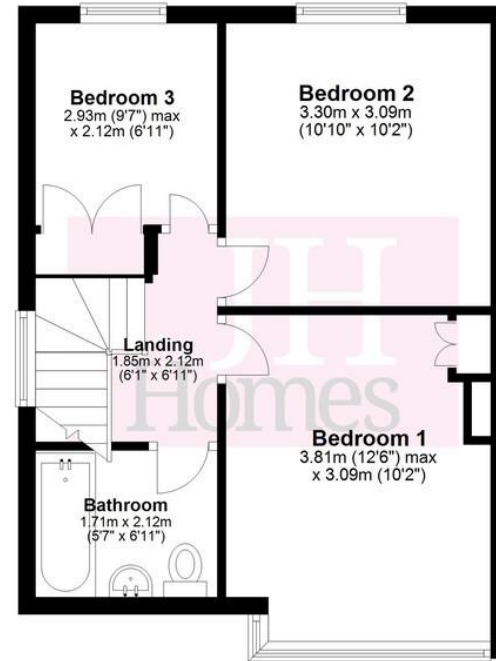


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Ground Floor



First Floor



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 second turning on the left onto Meadowlands Avenue. Proceeding up Meadowlands Avenue take the second turning on the right into Maylands Grove and number 13 is on the left facing up Maylands Avenue.

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX BANDING: B
LOCAL AUTHORITY: Barrow Borough Council
SERVICES: Mains services include gas, electric, water and mains 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.

Well presented traditional semi-detached house is situated on the popular Beacon Hill Estate. Having been lovingly cared for and enjoyed by the current owner for several years and is now for sale due to downsizing. Benefitting from gas fired central heating system and uPVC double glazing with the added benefit of a sizeable conservatory to the rear. The free flowing accommodation comprises of entrance hall, through lounge/diner, conservatory, fitted Kitchen, three bedrooms and family bathroom to first floor. Attractive, well-tended stocked gardens to the front and rear. Highly recommended for early internal viewing to appreciate this most comfortable family home in this popular and sought after location.



Approached via a pedestrian path to the uPVC front door as you pass the heavily stocked garden with enclosed boundary wall.

ENTRANCE HALL

Feature staircase to the side leading to the upper floor with painted newel post, striped wood handrail and spindles. Wood grain effect initial entry area with carpeting beyond and door to under stairs store housing electric meters. Radiator, telephone and power socket and connecting doors to lounge and kitchen.

LOUNGE

10' 10" x 10' 2" (3.3m x 3.1m)
Open to the adjacent dining room, central feature fireplace with conglomerate inset and hearth featuring living flame gas fire (currently disconnected but could be recommissioned if required). Coving to ceiling, two wall light points and ceiling light point. Large uPVC feature double glazed window facing the front elevation with fitted wooden blinds.

DINING ROOM

10' 10" x 10' 2" (3.3m x 3.1m)
Wall light, ceiling light point and radiator. Versatile room for additional seating or dining spaces with large set of double-glazed patio doors opening into the conservatory.

CONSERVATORY

9' 0" x 12' 6" (2.74m x 3.81m)
UPVC double glazed windows with polycarbonate roofing, radiator, electric light and power points. Natural extension to the accommodation overlooking the lovely rear garden.

KITCHEN

9' 0" x 6' 11" (2.74m x 2.11m)
Well presented galley kitchen fitted with a range of base, wall and drawer units with dark grey working surface, white tiling to splashbacks and light wood grain vinyl effect flooring. Inset stainless steel sink unit with mixer tap, Electrolux glass gas hob, built-in double oven and grill and Electrolux built-in microwave. Recess spaces for dryer as well as plumbing for washing machine, uPVC double glazed window to the side elevation and uPVC door opening to the rear garden.

FIRST FLOOR LANDING

Turn at the three-quarter landing which has a large feature uPVC double glazed window. Access to all bedrooms and bathroom and drop-down ladder to loft space.

BEDROOM

12' 6" x 10' 2" (3.81m x 3.1m) widest points
Double room situated to the front of the property with large uPVC double glazed window offering a pleasant aspect towards Maylands Avenue. Radiator, ceiling light point and built-in double wardrobe.



BEDROOM

10' 10" x 10' 2" (3.3m x 3.1m)
Further double room situated to the rear of the property, currently utilised as a dressing room. UPVC double glazed window to the rear with outlook down to the rear garden and properties beyond, radiator, picture rail, overhead light and power sockets.

BEDROOM

9' 7" x 6' 11" (2.92m x 2.11m) widest points
Single room situated to the rear of the property with uPVC double glazed window. Radiator, pine doors to double wardrobe with hanging rail, shelf and housing the boiler for the central heating and hot water systems.

BATHROOM

5' 7" x 6' 11" (1.7m x 2.11m)
Fitted with a three-piece suite in white comprising of panelled bath with glazed shower screen, over bath shower, mixer tap, WC with concealed cistern and push button flush and wash hand basin set to vanity. Full tiling to walls, light wood grain effect finish, fitted mirror to wall, uPVC double glazed patterned glass window and tall chrome towel radiator.

EXTERIOR

Pedestrian gate opens into a flagged set of steps leading down to the house and path continuing to the side. The front garden is particularly well presented with seating area, artificial grass and a variety of shrubs and bushes. To the rear there is a most pleasant garden area with sizeable lower patio/seating area with lovely mature well stocked borders around the perimeter and useful garden shed to the corner of the garden. In all a lovely area of outside space that will be appreciated upon inspection.

