



2



3



1

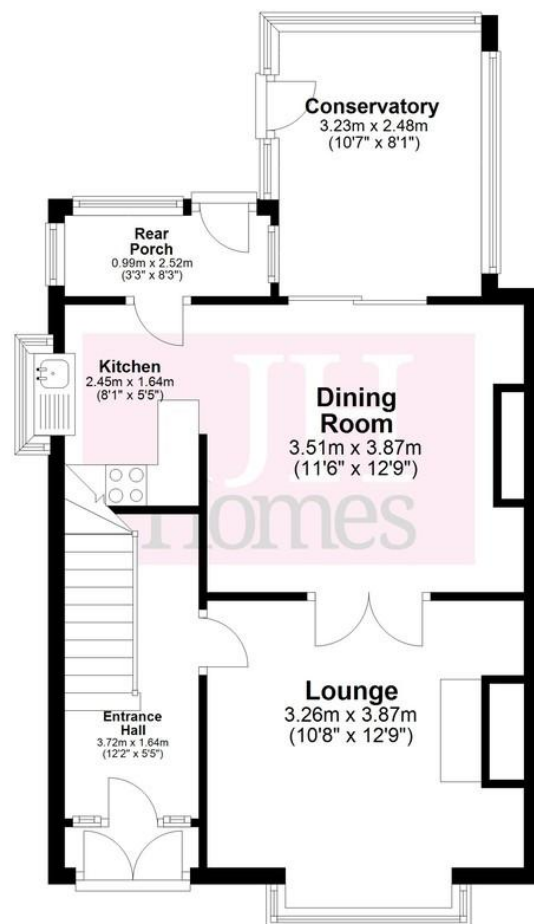
12 South View, Barrow-in-Furness,
Cumbria, LA14 5NN

For more information call **01229 445004**

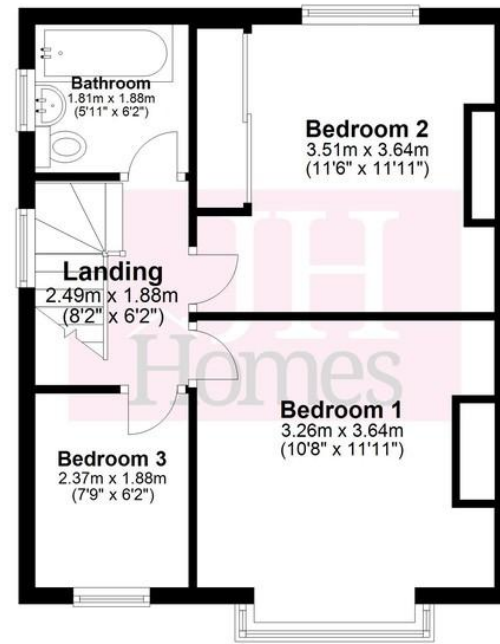
2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Ground Floor



First Floor



DIRECTIONS

Proceed along Park Road with Kimberly Clark on the right-hand side. Turn left towards Ormsgil, at the junction turn right onto Schneider Road, at the end of the road at the roundabout turn Left into Devonshire Road. Continue up the Hill with the Crematorium on the left-hand side and turn Right into Highfield Road, then turn first Left onto South View. Proceed up the hill and number 12 is on the Left opposite the turning into Victoria Road.

GENERAL INFORMATION

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



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.

Traditional semi-detached house situated in a pleasing elevated position, offering comfortable three bedroom family sized accommodation with the benefit of views over the rooftops and neighbouring properties towards the bay and Piel Island. Comprising of vestibule, entrance hall, lounge, dining room open to kitchen, conservatory, rear porch and three bedrooms and bathroom to first floor. Gas central heating system, uPVC double glazing and presented to a good standard inside and out. Pleasant garden areas to the front and rear with the rear garden being enclosed and having a useful good size storage shed/garden room. Considered to a range of buyers including the family purchaser and early internal viewing is recommended to appreciate this comfortable home.



Accessed through a feature arched uPVC set of double-glazed doors opening into:

ENTRANCE VESTIBULE

Wood stripped door with leaded upper pane and painted matching side windows that opens into:

ENTRANCE HALL

Feature staircase to the side of the room leading to the first floor, with painted handrail, newel post, and spindles. Curtained access to an under stair store, radiator, ceiling light point and wall light point. Glazed multi pane door opens to the lounge.

LOUNGE

10' 8" x 12' 9" (3.25m x 3.89m)
Feature uPVC double glazed bay window to the front elevation that offers a lovely aspect down Victoria Road with views towards the bay and Piel Island beyond. Feature fireplace with polished wood fire surround, conglomerate inset, hearth and open grate for a real fire. Ceiling light point, three wall out points and a set of double, half glazed doors providing access to the dining area and kitchen.

DINING AREA

11' 6" x 12' 9" (3.51m x 3.89m)
Wood grain effect laminate flooring and fitted, base, wall and drawer units, island divide with tiled surface connecting with the adjacent kitchen. Radiator, two wall light points, ceiling light point and set of uPVC double glazed sliding patio doors open to the conservatory.

KITCHEN

8' 1" x 5' 5" (2.46m x 1.65m)
Fitted with a continuation of base, wall and drawer units with green tiled wood edged work surface with matching splashbacks. Inset to the worktop is a sink with drainer and mixer tap, gas hob, fitted oven and grill with space for fridge freezer. Panelling to ceiling with inset lights, uPVC double glazed bay window to the side and uPVC double glazed door to the rear porch.

REAR PORCH

3' 3" x 8' 3" (0.99m x 2.51m)
Double glazed windows and doors to rear garden. Plumbing for washing machine, electric light and power.

CONSERVATORY

10' 7" x 8' 1" (3.23m x 2.46m)
Of uPVC double glazed construction set onto a low wall with polycarbonate style roof above. Radiator, electric light and power.

FIRST FLOOR LANDING

UPVC double glazed window, access to bedrooms, bathroom and fully boarded and carpeted loft with drop-down ladder.

BEDROOM

10' 8" x 11' 11" (3.25m x 3.63m)
Double room to the front of the house with uPVC double glazed bay window offering views over the neighbouring properties towards the bay, Piel Island and hills in the distance. Fitted with range of wardrobes and drawers with pine fronts.



BEDROOM

11' 6" x 11' 11" (3.51m x 3.63m)
UPVC double glazed window with tilt and turn pane that looks to the rear garden and beyond. Further double room with built-in double wardrobe, wall and ceiling light point and radiator.

BEDROOM

7' 9" x 6' 2" (2.36m x 1.88m)
Single room currently utilised as a dressing room situated to the front of the property with a uPVC double glazed window again offering a fabulous view down Victoria Road towards the bay and Piel Island. Radiator with cover, panelling to ceiling with inset lights.

BATHROOM

5' 11" x 6' 2" (1.8m x 1.88m)
Fitted with a three-piece, shell patterned suite comprising of WC, wash hand basin and bath with electric shower over. Modern panelling to the bath wall, partly tiled and panelling to the ceiling with inset lights. Vinyl flooring and uPVC double glazed window to the side elevation with pattern glass pane.

EXTERIOR

To the front of the property is a pedestrian gate giving access to the brick set pathway with gate leading to the side of the property. The front forecourt garden area has pleasant borders and offers a pleasing sunny elevation.

At the rear of the property is an attractive enclosed rear garden area that has been designed for easier maintenance with a sizable deck, a area of brick set seating space and excellent garden room. The garden room has double doors with electric light and power. Further lower brick set area immediately to the rear of the property with an outside tap and access to the house from the conservatory or porch.

