



 2
  4
  1
  PARKING

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



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.

11 Park Drive,
 Barrow-in-Furness, LA13 9BA

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional spacious four-bedroom semi-detached house which is in ready to move into having been sympathetically upgraded with immense character to create a lovely family home. Stylishly presented, the property comprises of a welcoming entrance hall, front lounge, open plan modern day living kitchen/family room, four bedrooms to the first floor, bathroom with separate WC and further staircase to a developed loft room. Externally there are gardens to the front and rear and drive for off road parking. Suitable for the family purchaser to appreciate the presentation of this stylish home. Situated just off Abbey Road and offering convenient access to the town and nearby local amenities including schools, leisure facilities and supermarket.



DIRECTIONS

Approaching Barrow from Abbey Road. Continue along here until you reach the set of traffic lights just past Furness Park Motors. Take a left hand turn into Park Drive and the property is situated on your left hand side identified by a Pink For Sale Board before West Avenue.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains drainage, water, gas and electricity are all connected





Approached via a driveway leading to the front door.

ENTRANCE HALL

Welcoming entrance hall with immense character, pleasant decor, tiled floor, painted woodwork and staircase to the side ascending to the first floor landing. Internal doors open directly into the lounge and family room/kitchen.

LOUNGE

15' 9" x 13' 1" (4.8m x 3.99m)

Spacious front facing room with featured bay window with fitted blinds. Tastefully decorated with plaster moulded ceiling, coving while centering around a multi-fuel stove recessed into the alcove, overhead light, radiator and power points.

KITCHEN/FAMILY ROOM

23' 10" x 20' 6" (7.26m x 6.25m) widest points

Finished to a high standard with considerable investment being made to provide a range of fitted base, wall and drawer units to include an integrated five ring range cooker with wall mounted cooker hood and dishwasher.

Naturally light with windows to the side and rear elevations where there is also a set of fully glazed patio doors from the family room. Adjacent to the kitchen is a breakfast nook and family area for socialising with fire inset into the chimney breast along with attractive décor. Overhead lighting, radiator, power points and wall mounted vertical radiator.



FIRST FLOOR LANDING

Featured leaded style window to the side elevation, painted floorboards, access to all bedrooms, bathroom and separate WC. Further spindled staircase to the second floor attic room.

BEDROOM

15' 9" x 10' 4" (4.8m x 3.15m)

Generous proportioned room situated to the front of the property providing a curved bay window with fitted blinds, picture rail, coved ceiling, overhead light and power points.

BEDROOM

15' 9" x 10' 4" (4.8m x 3.15m)

Further double room with, picture rail, overhead light and power points. Dual windows with fitted binds and radiator sat beneath.

BEDROOM

9' 8" x 9' 1" (2.95m x 2.77m)

Window to the rear elevation. Fitted storage, overhead light and power points.

BEDROOM

10' 0" x 7' 10" (3.05m x 2.39m)

Exposed flooring, overhead light, radiator and power point. UPVC double glazed window to the front elevation.



BATHROOM

7' 2" x 6' 7" (2.18m x 2.01m)

Two piece suite comprising of deep set bath with central taps, fixed shower with side screen and round bowl wash hand basin with central tap sat on a wooden display. Fully wall tiled and overhead light.

SEPARATE WC

3' 0" x 5' 5" (0.91m x 1.65m)

Low flush WC with exposed flooring, overhead light and uPVC double glazed window to the side elevation.

LOFT ROOM

15' 0" x 18' 11" (4.57m x 5.77m)

Developed room with two sky lights, lighting, power points and eaves storage.

EXTERIOR

To the front of the property is a driveway for off road parking, garden and side gate to the rear elevation. The rear garden is lawned with decked seating area, pergola, WC and storage outbuilding.

