



JH  
Homes

£299,950



DIRECTIONS

Approaching Barrow from Abbey Road. Continue until you reach the set of traffic lights just past Kwikfit and Furness Park Motors. Take a left-hand turn at the lights into Park Drive and then take the first left onto Carlton Avenue. The property is situated on your left hand side identified by a pink "For Sale" board.

The property can also be found by using the following "What Three Words" <https://what3words.com/exile.busy.herbs>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: D

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: All mains services including, gas, electric, water and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67   D
39-54	E		
21-38	F		36   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.

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PARKING

15 Carlton Avenue, Barrow-in-Furness,  
Cumbria, LA13 9AT

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



A superb traditional semi-detached home situated in this most popular residential position and being convenient for local amenities and recreation areas and local schools. Comprising of entrance porch, hall, lounge, rear dining room, breakfast kitchen, three bedrooms, bathroom with four-piece suite and traditional staircase leading to a loft room. Completing this property is an attractive family sized rear garden offering sunny aspects and privacy, off-road parking, majority uPVC double glazing and gas fired central heating system. Offering excellent further potential for development of the loft as well as further extension if required all of which will be appreciated upon internal inspection. In all an excellent opportunity in a popular and convenient location which is suited to a range of buyers including the family purchaser.



Accessed through a uPVC double-glazed front door with leaded and coloured glass feature panes opening to:

#### PORCH

UPVC double glazed feature window to the side, wood grain effect laminate flooring, picture rail and coving. Traditional patterned glass door and side window provide access to:

#### ENTRANCE HALL

Feature staircase to the side of the room with painted substantial wood newel post handrail and spindles and door to an under stairs storage area. Radiator, wood grain effect laminate flooring, ceiling light point and traditional internal doors provide access to the ground floor rooms.

#### LOUNGE

15' 10" x 12' 7" (4.83m x 3.85m) widest points  
Semi-circular uPVC double glazed bay window to the front elevation with leaded and coloured glass, picture rail and coving to ceiling. Central decorative fireplace with plaster fire surround, marble style inset, hearth and living coal flame fire. Wall light points to alcoves, radiator, power sockets and wiring for Sky TV.

#### DINING ROOM

14' 9" x 12' 4" (4.51m x 3.78m)  
Attractive central, feature fireplace with light marble fire surround, cast inset, polished granite style hearth and living coal flame fire. Coving to ceiling, picture rail, ceiling light, two wall light points and radiator. Double and single glazed feature window to the rear with leaded coloured glass upper panes and door opening to garden.

#### KITCHEN/BREAKFAST ROOM

21' 10" x 9' 1" (6.68m x 2.77m) widest points  
Excellent kitchen fitted with a range of modern base, wall and drawer units with metallic handles complemented with dark wood block effect work surface including a breakfast bar and incorporating one and a half stainless steel sink and drainer with tiled splashbacks. Three uPVC double glazed windows and PVC door with double glazed inserts to the rear garden. Integrated Samsung American style fridge freezer, wine chiller, pull out spice cupboard, slimline dishwasher washing machine, Belling electric hob and built-in microwave and oven. Radiator, ample power sockets, tiled effect flooring with border pattern and inset lights to ceiling.

#### FIRST FLOOR LANDING

Staircase to first floor with feature handrail, spindle and newel post, feature uPVC double glazed window to three-quarter landing with leaded and coloured glass panes. Access to bedrooms, bathroom and loft room.

#### BEDROOM

15' 8" x 10' 8" (4.80m x 3.26m)  
Double room with two uPVC double glazed windows to front, range of built-in bedroom furniture to one wall with hanging rails and upper storage lockers, radiator, electric light and power.

#### BEDROOM

14' 9" x 10' 4" (4.51m x 3.15m)  
Further double room situated to the rear of the property with radiator, built-in bedroom furniture with hanging rail and shelving. TV point to the wall with concealed power socket and aerial point. UPVC double glazed tilt and turn opening window to the rear looking down to the garden.



#### BEDROOM

9' 10" x 7' 5" (3.02m x 2.27m)  
UPVC double glazed window to the front elevation with tilt and turn opening. Radiator, power and light.

#### BATHROOM

7' 11" x 7' 3" (2.42m x 2.22m)  
Four-piece suite in white comprising of traditional style slipper bath, pedestal wash hand basin, WC and corner shower cubicle. Complimentary tiling to walls and floor, towel radiator and uPVC double glazed window to the rear elevation.

#### SECOND FLOOR LANDING

Stairs lead from the first floor to the loft room.

#### LOFT ROOM

19' 0" x 7' 9" (5.80m x 2.38m)  
Older style skylight, built-in cupboard and access to eaves areas. Radiator, light and super potential for development into a fourth bedroom as has been done in many neighbouring properties.

#### EXTERIOR

To the front of the property there is a brick retaining wall and gate posts giving access to the driveway offering off-road parking. The front garden area is laid to grass with a hedge between the neighbouring property. To the side there is a lean-to store with double doors and through access to the rear and ideal place for children's bikes etc.

Access to the rear garden is from the kitchen. The rear garden is an excellent feature of the property being enclosed and secure and offering a good degree of privacy. There is a patio area immediately to the rear, good sized grass area and further large flagged patio to the rear of the outhouses and to the end of the garden there is a semi-circular raised patio which is also flagged with brick edged retaining wall with planting space that offers a pleasant seating area with a good degree sunlight throughout the day. Brick-built outhouse that offers excellent potential for general storage or indeed redevelopment into a garden room bar etc, also including within the area is an outside WC.

