



Total area: approx. 98.4 sq. metres (1058.7 sq. feet)

DIRECTIONS

Proceeding Up Devonshire Road and passing the Thorncliffe Crematorium bear right onto Derbyshire Road. Proceed along Derbyshire Road and bear round to the left where No 32 can be found on the right hand side identified by our pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/healthier.twist.eating>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, water, gas and electricity are all connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 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.



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PARKING

32 Derbyshire Road,
 Barrow-in-Furness, LA14 5NB

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent extended semi-detached home situated in this pleasing popular and convenient location. Having been lovingly cared for and comprehensively extended by the current owners over recent years and offering a stylish home that will be appreciated upon inspection. High standard of presentation and comprising of hall, lounge, open plan dining kitchen with bifold doors to garden, utility room, ground floor WC with three bedrooms, separate dressing room/office space and bathroom to first floor. Externally the property has off-road parking to the front and a pleasant enclosed garden with large decked seating area to the rear. This is an excellent home suited to a range of buyers from the professional couple to the family purchaser and can be purchased with No Onward Chain.



Accessed through a feature double glazed front door with lead and coloured glass pane and side window into:

ENTRANCE HALL

Wood grain effect flooring, staircase to first floor with exposed painted newel post handrail and spindles. Radiator, door to under stairs store, internal door to lounge and open access to kitchen.

LOUNGE

22' 0" x 10' 7" (6.71m x 3.23m)
Good sized uPVC double glazed window to front with fitted blind, central feature, fireplace with substantial mantel, flagged hearth and stove. Modern panel radiator, electric light, power point, TV bracket to wall with concealed socket and aerial point. Open access to family dining/kitchen.

DINING AREA

20' 11" x 7' 9" (6.38m x 2.36m)
Three Velux double glazed roof windows, set of bifold doors with integrated blinds and uPVC double glazed window looking to the rear garden area.

KITCHEN

11' 1" x 9' 1" (3.40m x 2.77m)
Fitted with a stylish modern range of base, wall and drawer units with rose gold handles, light quartz work surface with inset single drainer sink unit, mixer tap and rinser. Central island with wood block work surface, integrated appliances to include fridge freezer, Bosch microwave, double oven, gas hob with canopy cooker hood over, dishwasher and the essential wine fridge.

Inset lights to ceiling with feature lamp over the island area, door to under stairs store, ample space for family dining table and Kamdean wood grain flooring with boarder extending throughout the ground floor. Doorway to utility.

UTILITY ROOM

5' 11" x 5' 6" (1.81m x 1.70m)
Area of work surface with space and plumbing for washing machine and dryer under, tiled floor and door to WC.

WC

Two piece suite comprising of wash hand basin set to vanity unit with mixer tap and dual flush WC. Radiator and uPVC double glazed window with blind.

FIRST FLOOR LANDING

Split at the three-quarter landing with access to the main landing and a bedroom. The main landing has loft access with drop-down ladder and access to all other rooms.

BEDROOM ONE

13' 1" x 9' 6" (3.99m x 2.92m)
Double room with radiator, electric light and power points. Two uPVC double glazed windows with fitted blinds.

BEDROOM TWO

9' 7" x 8' 8" (2.93m x 2.65m)
Further double room with double glazed window overlooking the rear garden. Radiator, light, power points and to the corner of the room is a cupboard housing the Valliant gas combi boiler for the heating and hot water systems.



BEDROOM THREE

6' 10" x 6' 10" (2.09m x 2.09m)
Single room with radiator, ceiling light and power socket. UPVC double glazed window to front with fitted blind.

BATHROOM

6' 9" x 5' 6" (2.06m x 1.69m)
Fitted with a three-piece suite in white comprising of dual flush WC, pedestal wash hand basin and bath with mixer tap and shower attachment, over bath shower and shower rail. Radiator, full tiling to walls and floor, panelling to ceiling with inset lights, extractor and uPVC double glazed window with pattern glass pane and fitted blind.

DRESSING ROOM/STUDY

15' 6" x 5' 6" (4.74m x 1.68m) widest points
Currently subdivided to create a walk-in dressing room and office area. Fitted rails to either side of the wall with shelving and radiator. UPVC double glazed windows to front and rear, two radiators, two ceiling light points and power sockets.

EXTERIOR

To the front of the property is a brick set driveway offering off-road parking and front border garden area with mature shrubs and bushes. To the rear accessed by way of the bifold doors from the kitchen there is a pleasant sunny rear garden that offers a lawn area, patio and to the top of the garden a lovely deck. The garden offers a pleasant outside space with garden storage shed, borders with shrubs and bushes and an outside power socket.

