

JH  
Homes

£350,000



2



5



1



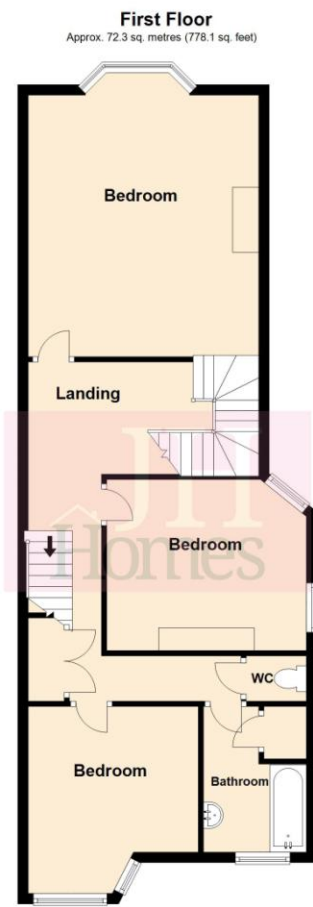
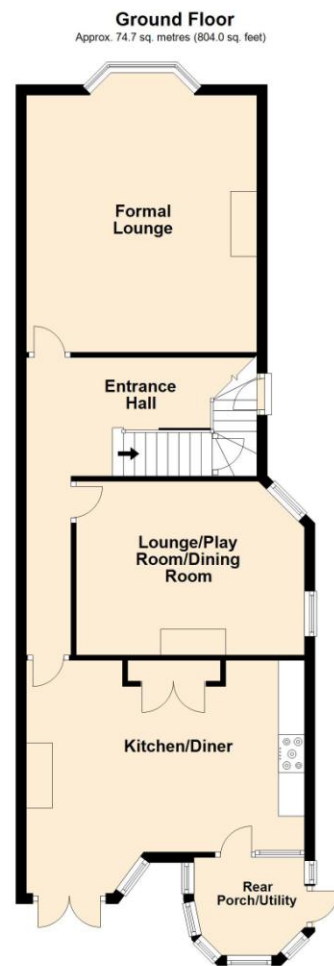
PARKING

22 Fairfield Lane,  
Barrow-in-Furness, LA13 9AH

For more information call **01229 445004**

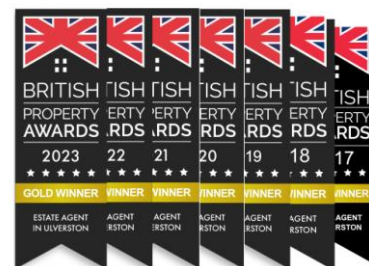
2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

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



Total area: approx. 176.3 sq. metres (1898.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

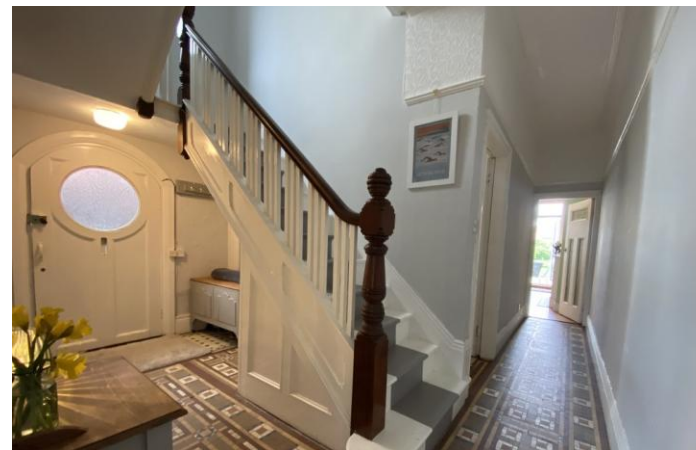


**Estate Agency Act 1979**

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.



**STOP SCROLLING.** Are you looking for a good sized property in a sought after area? Do you want parking? Excellent sized garden? Traditional features and a family home? If the answers to those questions are yes then look no further. I was captivated with Fairfield Lane's many original features, offering traditional tiled flooring, beautiful staircase, high ceilings with coving and the ample space it has to offer both inside and out and offers great potential and scope for further updating. Having been a wonderful family home for its current owner its now time for it to create a new family's memories. Comprising of five bedrooms with multi use functionality, one with a view towards the sea, traditional entrance hall, two reception rooms, bathroom with separate WC and an ample open plan kitchen/diner laid out over three floors. The exterior starts with the property being set back to create a good sized driveway, small front garden and the rear has a space that literally goes on for ever (ok maybe a slight exaggeration but still). Situated in a popular residential position and being convenient for local amenities and recreation areas and local schools we don't expect this property to be around for long.



### DIRECTIONS

Approaching Barrow from Abbey Road. Continue until you can see Kwikfit, just before Kwikfit take the left turn onto Jesmond Avenue and follow the road round which will take you onto Fairfield Lane. The property can be found a short drive up on the right hand side.

The property can also be found by using the following "What Three Words"  
<https://what3words.com/idea.spared.sleepy>

### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: D

LOCAL AUTHORITY: Westmorland & Furness Council

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









Entered through a wooden arched door with circular decorative insert into:

#### **ENTRANCE HALL**

Traditional tiled floor, coving to ceiling, coat hooks to wall, radiator and two ceiling lights. Stairs lead to first floor with under stairs storage. Access to all ground floor rooms.

#### **FORMAL LOUNGE**

17' 7" x 12' 11" (5.36m x 3.94m) widest points  
Bay window to front with double glazed decorative inserts, wooden floors, high ceiling with ceiling light point, dado rail and picture rail. Radiator and decorative open fire space with tiled hearth, wooden surround and mantle over.

#### **LOUNGE/PLAY ROOM/DINING ROOM**

10' 11" x 14' 5" (3.33m x 4.39m)  
Multi use room with two uPVC double glazed windows, one to front and one to side, decorative open fire space with tiled hearth and back, wooden mantle and surround. Radiator, picture rail, alcoves, spot lights and coving to ceiling and small ceiling rose.

#### **KITCHEN/DINER**

14' 9" x 17' 7" (4.5m x 5.36m) widest points  
Good sized room offering both ample dining space, access to garden, kitchen and rear porch/utility area.  
Dining Area  
Decorative open fire space with tiled hearth, wooden mantle and surround, ceiling light point with ceiling rose, picture rail and fitted wooden unit with shelving.  
UPVC double glazed window to rear and PVC patio doors opening to the garden. Open to Kitchen Area  
Fitted with a range of base, wall and drawer units in a wood design with worktop over incorporating stainless steel sink and drainer with mixer tap. Free standing Cannon cooker with six ring hob including wok feature, cooker hood over, moveable spot lights to ceiling and wall mounted Worcester boiler. PVC door with glazed insert and side window to rear porch/utility.



#### **REAR PORCH/UTILITY**

6' 2" x 7' 0" (1.88m x 2.13m)  
Fully uPVC double glazed room with door to side, plumbing and space for washing machine, space for dryer or other white goods if required and ceiling light point.

#### **FIRST FLOOR LANDING**

Opaque uPVC double glazed window at the half landing, access to three bedrooms, bathroom and separate WC. Stairs to second floor with wooden cupboard under for storage, two ceiling light points and radiator.

#### **BEDROOM**

16' 6" x 13' 0" (5.03m x 3.96m) widest points  
Bay double glazed window to front, feature decorative open fire space with tiled back, wooden surround and mantle, picture rail, coving to ceiling, ceiling light point and radiator. Loft access.

#### **BEDROOM**

10' 11" x 12' 7" (3.33m x 3.84m)  
Double room with two uPVC double glazed windows to front and side, ceiling light point, picture rail, coving to ceiling and radiator.

#### **BEDROOM**

11' 5" x 11' 7" (3.48m x 3.53m) widest points  
Over looking the garden a further double bedroom with two uPVC double glazed windows to rear, decorative open fire space with tiled hearth, wooden surround and mantle. Ceiling light point and radiator.

#### **WC**

2' 10" x 3' 10" (0.86m x 1.17m)  
Traditional fitting with high cistern and pull flush, half wood panelling to walls, ceiling light point and opaque uPVC double glazed window to side.

#### **BATHROOM**

8' 7" x 5' 10" (2.62m x 1.78m)  
Two piece suite comprising of panelled bath with mixer shower over and pedestal wash hand basin, ladder style radiator, ceiling light point and airing cupboard for storage. Opaque uPVC double glazed window to rear.

#### **SECOND FLOOR LANDING**

Access to two further bedrooms and ceiling light point.

#### **BEDROOM**

10' 2" x 12' 0" (3.1m x 3.66m)  
UPVC double glazed window to side, small loft access, ceiling light point and radiator.

#### **BEDROOM**

8' 5" x 14' 9" (2.57m x 4.5m)  
Currently used as storage but suited to either a further bedroom, play room or home office. Could also be subject to any necessary permissions/changes a further bathroom. UPVC double glazed window to side, radiator and ceiling light point.

#### **EXTERIOR**

The front of the property offers ample parking and space back from the road with a feature red brick wall and pillars, small lawn with well established borders, access to front door and gate to rear.

The rear garden is an excellent addition with three sheds/outbuildings now in need of some upgrading. Offering a loose stone patio area which is accessed from the dining area in the house and perfect for entertaining leading into a good sized lawn area with plenty of scope for a green fingered gardener.