

Total area: approx. 100.1 sq. metres (1077.7 sq. feet)

DIRECTIONS

On entering Barrow from along Abbey Road, taking the last turning on your left before the crossroads onto Valley Drive. Litchmead Grove can be found on your left with the property being identified by our striking "For Sale" board on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words:///duty.spices.tulip>

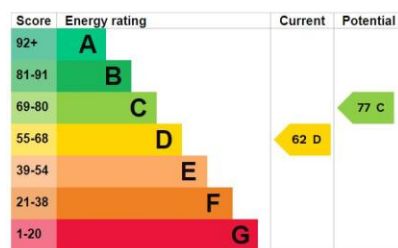
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: C

LOCAL AUTHORITY: Westmorland & Furness Council

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



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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£250,000



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PARKING

**7 Litchmead Grove, Barrow-in-Furness,
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Situated in a popular cul-de-sac location with uninterrupted outlook towards the rugby fields. This well presented extended family size three bedroom semi detached home being offered for sale with the benefit of no upper chain off Valley Drive. The property offers two nicely proportioned reception rooms with sun lounge, open plan kitchen/diner and ground floor doaks. To the first floor are three bedrooms, bathroom with separate WC. The exterior offers gardens to the front and endosed garden to the rear to enjoy sunny aspects ideal for those summer evenings to entertain. Offered for sale with the benefit of no upper chain. Early viewing is advised and will almost certainl y appeal to a wide variety of buyers.

Located in a popular cul-de-sac, dose to local schools including Furness Academy, Happy Tots Nursery and St. Paul's Junior School. Within easy access to the main road where the bus routes take you straight into the town centre and to the neighbouring town of Dalton in Furness and beyond.



COVERED PORCH
Steps lead to the front PVC door with opaque double glazed, decorative inserts and flanked by two further opaque, double glazed panes. Outside light.

ENTRANCE HALL
Stairs to first floor, radiator and central ceiling light. Internal doors lead to the two reception rooms, cloakroom and kitchen.

CLOAKROOM
Two piece suite comprising of concealed cistern, dual flush, low level WC and vanity unit housing sink with mixer tap and cupboards under. Central ceiling light, chrome fitments and extractor.

LOUNGE
11' 2" x 11' 6" (3.4m x 3.51m) widest point
Good sized reception room, situated to the front of the property. Focal gas fire inset, with hearth and featured wooden surround, picture rail, ceiling light point, radiator and uPVC double glazed windows with decorative upper panes.

DINING ROOM
12' 2" x 10' 6" (3.71m x 3.2m) Focal, gas fire set to hearth with surround and mantel, radiator and central ceiling light. Open to the sun lounge or dining room dependant upon prospective purchasers requirements.

SUN ROOM
8' 3" x 9' 5" (2.51m x 2.87m)
UPVC patio doors, flanked by further uPVC double glazed window to either side, ceilinglight point, power points and radiator. Access to rear garden.

KITCHEN/DINER
17' 6" x 12' 4" (5.33m x 3.76m)
Fitted with a range ofsoft close, base, wall and drawer units with worktop over, incorporating inset sink and drainer grooves with sawn necked mixer tap, four ring hob with cooker hood over, eye level oven and eye level microwave oven. Integrated dishwasher, washing machine and upright fridge/freezer. Breakfast bar with further tall and glass front cupboards. Tiling to compliment, spot lights to ceilingand radiator. Two Velux roof windows, fully glazed door to the rear elevation and front.

FIRST FLOOR LANDING
UPVC double glazed window to side, central ceiling light and loft access. Internal doors lead to bedrooms, bathroom and separate WC.

BEDROOM
12' 2" x 10' 6" (3.71m x 3.2m)
Double room situated to the rear taking full advantage of the open views towards the rugby fields. UPVC double glazed window, overhead light, power points and radiator.



BEDROOM
11' 6" x 9' 0" (3.51m x 2.74m) to wardrobe
Situated to the front of the property further double room has a range of fitted furniture to include wardrobes and chest of drawers. UPVC double glazed window to front with decorative top panes, radiator and central ceiling light.

BEDROOM
6' 0" x 6' 8" (1.83m x 2.03m)
Single room with uPVC double glazed window to front with decorative top panes, radiator and central ceiling light.

BATHROOM
Two piece suite comprising of panelled bath with shower over and pedestal wash hand basin. Fully tiled, spot lights to ceiling, radiator and ample storage space. Opaque uPVC double glazed window to the rear.

WC
Low level WC, spot light to ceiling and opaque uPVC double glazed window to the side.

EXTERIOR
Front
Offering a small driveway with path to the front of the house. Lawned area with well established plants and ferns.

Rear
Fully enclosed with gate leading to the rear allowing aaccess onto the rugby pitch. Split between a paved patio area and lawn with small slightly raised rockery with well established plants and trees. Ideal space to enjoys a particularlysunny aspect for hose summer evenings. Included in the sale is the garden shed.

