



Total area: approx. 92.8 sq. metres (998.4 sq. feet)

**DIRECTIONS**

Proceed on the A590 towards Barrow along Park Road. Proceed on this road for roughly two miles before turning left at the T Junction, first right onto Park Road where the Ormsgill Pub is on the corner and first left onto Ormsgill Lane. Take second right onto Helmsley Drive and the property is positioned on the left hand side identified by a For Sale Sign.

The property can be found by using the following "What Three Words" <https://what3words.com//lamp.wounds.agree>

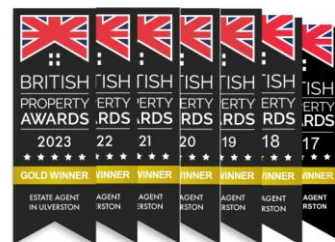
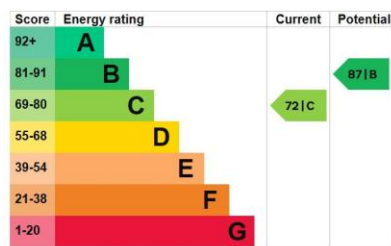
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Borough 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.



JH Homes

£240,000



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GARAGE & PARKING

11 Helmsley Drive,  
Barrow-in-Furness, LA14 4RN

For more information call **01229 445004**

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

Beautifully presented three bedroom detached home boasting stylish living accommodation, contemporary decor and fittings. Situated in this pleasing residential location. The free flowing accommodation comprises of entrance vestibule, lounge, modern kitchen/diner and conservatory. To the first floor there are three bedrooms and stylish shower room. Externally there are gardens enjoying a sunny aspect and garage. Early viewing is strongly recommended as this beautiful home will almost certainly appeal to a wide range of buyers.



Accessed through a modern front door with double glazed glass panes opening to:

**ENTRANCE VESTIBULE**

Light woodgrain laminate flooring, staircase to first floor, radiator and uPVC double glazed window to side. Modern Oak style door to lounge.

**LOUNGE**

13' 3" x 12' 3" (4.04m x 3.73m) widest points  
 Attractive central fireplace with white surround, traditional style inset and living flame gas fire. Coving to ceiling, grey woodgrain effect laminate flooring, radiator and uPVC double-glazed window with fitted blind to front. Arch to rear to the kitchen/diner.

**KITCHEN/DINER**

10' 9" x 15' 5" (3.28m x 4.7m)  
 Attractive range of modern base, wall and drawer units with white marble effect work surface over incorporating one and a half bowl sink and drainer with mixer tap. Integrated appliances include built-in fridge, electric oven, grill and microwave with induction hob with glass splashback and cooker hood over. Wall mounted Ideal boiler for the central heating and hot water systems, woodgrain laminate flooring, PVC door with double glazed insert to side, uPVC double glazed window to rear garden and doors to conservatory.

**CONSERVATORY**

11' 0" x 8' 4" (3.35m x 2.54m)  
 PVC double glazed construction with polycarbonate vaulted roof set to a low wall, with fitted blinds and set of French PVC doors with double glazed inserts opening to side. Radiator, light wood grain laminate flooring, power socket and ceiling light point.

**FIRST FLOOR LANDING**

Access to loft and double glazed window with fitted blind.

**BEDROOM**

12' 9" x 8' 4" (3.89m x 2.54m)  
 Double room with two uPVC double glazed windows to front with fitted blinds, radiator, electric light, power points and recess suitable for wardrobe.

**BEDROOM**

11' 3" x 8' 11" (3.43m x 2.72m) widest points  
 Double room to the rear with uPVC double glazed window with blind looking down the rear garden and neighbouring properties beyond. Recess ideal for wardrobes space, electric light and power points.



**BEDROOM**

10' 2" x 6' 9" (3.1m x 2.06m)  
 Single room with coving to ceiling, cupboard over the stairs with hanging rail and shelf.

**SHOWER ROOM**

5' 1" x 6' 2" (1.55m x 1.88m)  
 Fitted with a modern three-piece suite in white comprising of quadrant shower cubicle with thermostatic shower, flexi-tracks spray and fixed rain head shower with extractor fan, WC and wash hand basin combination with mono-block mixer tap to sink, concealed cistern and storage cupboards under. Full tiling to walls, uPVC double glazed window, wood grain effect tiled floor, modern panelling to ceiling, inset lights and chrome ladder style towel radiator.

**EXTERIOR**

To the front of the property is a brick set driveway with gated access to side of the property leading towards the garage. The front garden has a low front retaining wall, area of lawn and border area with mature conifers with pathway to the other side leading to the rear. The rear driveway is brick set and provides access to the garage along with a gate from the drive to the rear garden. An excellent enclosed rear garden with flagged pathways, outside tap, patio areas and an area of artificial grass making a lovely easy maintained garden space.

**GARAGE**

17' 2" x 9' 1" (5.23m x 2.77m)  
 Single garage with up and over door, electric light and power points. Some kitchen units towards the rear, area of work surfacing with plumbing for washing machine underneath.

