



Total area: approx. 131.7 sq. metres (1417.8 sq. feet)

DIRECTIONS

Proceeding down Abbey Road turn left at Newbarns into Hollow Lane continue along Hollow Lane until it becomes Flass Lane and follow Flass Lane to the end. Turn right at the junction proceeding towards the centre of Barrow-in-Furness and take the first turning on the left into St. Lukes Avenue. Proceeding down St. Lukes Avenue where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" [What3Words///into.loops.tell](https://www.what3words.com/What3Words///into.loops.tell)

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 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.



£269,000



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9 St. Lukes Avenue,
 Barrow-in-Furness, LA13 9TS

For more information call **01229 445004**

2 New Market Street
 Ulverston
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www.jhhomes.net or contact@jhhomes.net

Traditional semi detached home situated in a pleasing location and presented to a high standard throughout. Offering superb family accommodation with an extensive garden to the rear. Comprising of porch, hall, lounge, dining room open to kitchen which gives way to a breakfast room and decked veranda beyond. To the first floor are three bedrooms, the master with an en-suite, bathroom as well as a further room in the loft with a shower, WC and wash hand basin. The presentation internally and externally is of a high standard and the wonderful rear garden will be appreciated by a wide range of buyers, particularly the family purchaser, keen gardener and the location offers convenient access to the town centre and amenities. Early viewing of this lovely home is both invited and recommended.



Accessed through a PVC door with double glazed inserts into:

PORCH

Original tiled floor, high level circuit breaker control point and traditional door with leaded and coloured glass panes opening into:

HALL

Original tiled floor, radiator, dado rail and coving to ceiling. Staircase to first floor with feature wooden newel post handrail and spindles, and two internal doors to ground floor reception rooms.

LOUNGE

12' 10" x 11' 9" (3.91m x 3.58m)
Double glazed bay window to front, traditional coving to ceiling, stylish modern, wall mounted, electric pebble glow fire with mantle shelf over, striped wood flooring, radiator, ceiling light point and power points.

DINING ROOM

13' 1" x 11' 9" (3.99m x 3.58m)
Open to the adjacent kitchen, tiled floor and floor standing stove. UPVC double glazed window to rear yard area and door to under stairs store.

KITCHEN

16' 10" x 9' 2" (5.13m x 2.79m)
Fitted with a range of attractive units with rose gold handles complemented with the wood block effect work surface incorporating sink and drainer with mixer tap. Range cooker with stainless steel splashback, cooker hood over and five burner hob. Recess and plumbing for washing machine and dishwasher. UPVC double glazed window with tiled sill and open to:

BREAKFAST ROOM

7' 1" x 9' 2" (2.16m x 2.79m)
Bifold doors open to a covered outside veranda, wood grain laminate flooring, radiator and cupboard housing the gas boiler for the heating and hot water systems.

VERANDA

Decked covered veranda creating a fabulous area offering sheltered outdoor/indoor seating space that has decked flooring, painted walls and transparent panels to ceiling and open access to a pathway and garden.

FIRST FLOOR LANDING

Split at the three quarter landing with access to bathroom and a bedroom with the staircase returning to the main landing. Traditional built-in storage cupboard, further door to a secondary storage cupboard and doors to bedrooms and developed loft room.

MASTER BEDROOM

12' 10" x 15' 3" (3.91m x 4.65m)
Double room with uPVC double glazed window with fitted wooden blind to front, radiator and ceiling light point. Door to the ensuite shower room.

ENSUITE

Fitted with the three piece suite comprising of WC with concealed cistern, shower cubicle with folding door and thermostatic shower and wash hand basin set to vanity unit with storage cupboard under, mixer tap and illuminated mirror above. Extractor, chrome ladder style towel radiator and tiling to floor.

BEDROOM

8' 4" x 9' 2" (2.54m x 2.79m)
Single room with wood grain effect laminate flooring, radiator and uPVC double glazed window to rear offering a lovely aspect towards the garden. Door to storage cupboard with hanging rail.

BEDROOM

10' 4" x 9' 2" (3.15m x 2.79m)
Further double room with wood grain effect vinyl flooring, radiator, ceiling light point and power points. UPVC double glazed window offering a lovely aspect towards the rear garden.



BATHROOM

5' 2" x 6' 1" (1.57m x 1.85m)
Traditional three piece suite in white comprising of roll top bath with ball and claw style feet and side mounted mixer tap with shower attachment, pedestal wash hand basin and WC. Half tiling to walls, further tiling to floor and chrome ladder style towel radiator. UPVC double glazed pattern glass window.

SECOND FLOOR LANDING

Open to loft room.

LOFT ROOM

16' 8" x 15' 3" (5.08m x 4.65m) widest points
Currently utilised as a further bedroom with reduced head height to the sides of the room. Velux double glazed roof light, access to eaves storage areas, radiator, ceiling light point and power points. WC with concealed cistern, wash hand basin inset to vanity unit and shower cubicle with folding doors and panelling to surround with the mostatic shower.

EXTERIOR

Approached by a pedestrian gate with access to the path which leads to the front door and to the side of the property the enclosed yard area. The forecourt garden area is mature, well planted and screened with hedging shrubs and bushes. To the side of the property is an enclosed yard area with water tap and gates to either side. The rear garden is divided into several areas with lower flagged patio offering raised borders being mature and well stocked with a variety of trees, shrubs and bushes including mature tree fern, pond with fish and from here there is access by shallow steps leading to the upper garden. This area of garden is lawned with stepping stones leading towards the upper garden. Decked seating area adjacent to the workshop, rhubarb patch, soft fruit bushes and further mature tree fern. The workshop is accessed from double doors and offers superb workshop and general stores space with a door to further workshop area both with electric light and power and windows to the front and side. Most useful area. Adjoined to the rear of the workshop there is the most spacious garden room accessed through a set of double wooden doors. Double glazed windows to side and polycarbonate style roof, with raised border areas ideal for planting tomatoes etc and mature grape vine. Tiled flooring and power sockets. Beyond here there is a further flagged patio with glazed double doors to another workshop and storage area for garden tools etc. The upper garden area has three, raised beds for vegetable growing, garden storage shed, enclosed hencoop and to the side further mature garden area that is well stocked with a variety of trees shrubs and bushes offering a pleasant additional gardens space.

