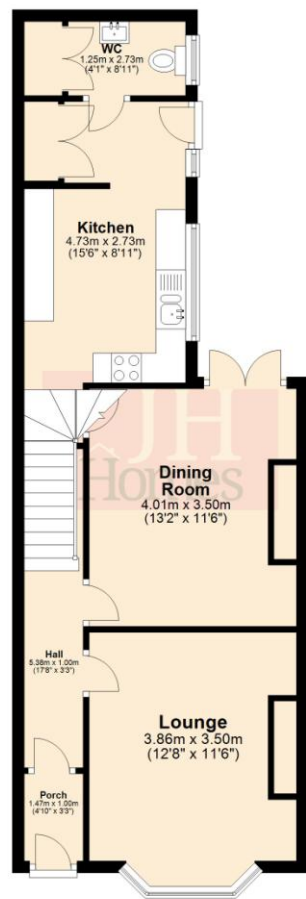
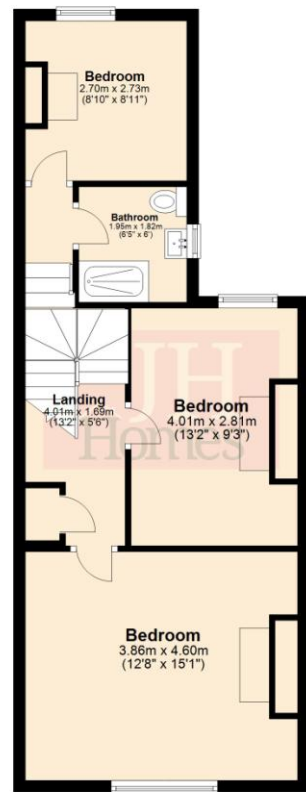


Ground Floor
Approx. 53.8 sq. metres (579.5 sq. feet)



First Floor
Approx. 49.8 sq. metres (535.9 sq. feet)



Total area: approx. 103.6 sq. metres (1115.4 sq. feet)

**JH
Homes**

£185,000



2



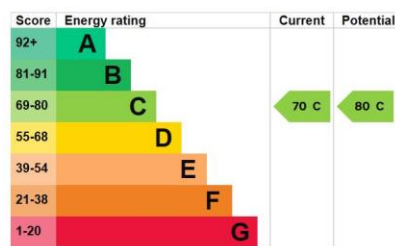
3



1



GARAGE



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**

**118 Roose Road,
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www.jhhomes.net or contact@jhhomes.net

Don't I have the best job, I get to meet and talk to people about their homes, write beautiful words and take amazing photos. Houses like this make me absolutely love my job. It was a dream to photograph Roose Road and so easy (I hope you agree) to catch the effortless style that the current occupier has created - in a nut shell it was hard to choose from the 120 photos that I took (oops). I'm also told that it will be featuring in a magazine call HomeStyle soon so keep your eyes peeled.

Kerb appeal hits you in the face as soon as you step through the wrought iron gate onto the paved forecourt frontage giving you a small indication of what is to come through the traditional wooden door. Stepping through the front door will have any buyer wrapped in cocoon of comfort, style and awe. Bold colours, prints and excellent mixtures of both materials and textures have been brought together to create a sumptuous home. On top of this, many original features have been preserved including deep skirtings, coving, picture rails, decorative mouldings and ceiling roses whilst being sympathetically paired with the modern additions.

Comprising of two excellent sized reception rooms, good sized kitchen, downstairs WC/utility, three double bedrooms, shower room, ample storage and to boot a garage and enclosed small yard. In all, I don't think I have enough space for everything I want to write so you'll just have to book to see it for yourself - I don't think you'll be disappointed.



DIRECTIONS

Proceeding on the A590 towards Barrow following the signs for Furness General Hospital and Abbey Road. Continue along Abbey Road, past Abbey House Hotel and just after the hotel take the first turning on your left, signposted Rating Lane. Along Rating Lane until you reach the mini roundabout, straight over and onto Flass Lane. Keep on Flass Lane to the end where it meets Roose Road turning right at the end of the road. Continue along Roose Road past Komplete Kitchens and Domino's. The property can be found just after the cross roads of Friars Lane & Salthouse Road on your left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/atom.rugs.voting>

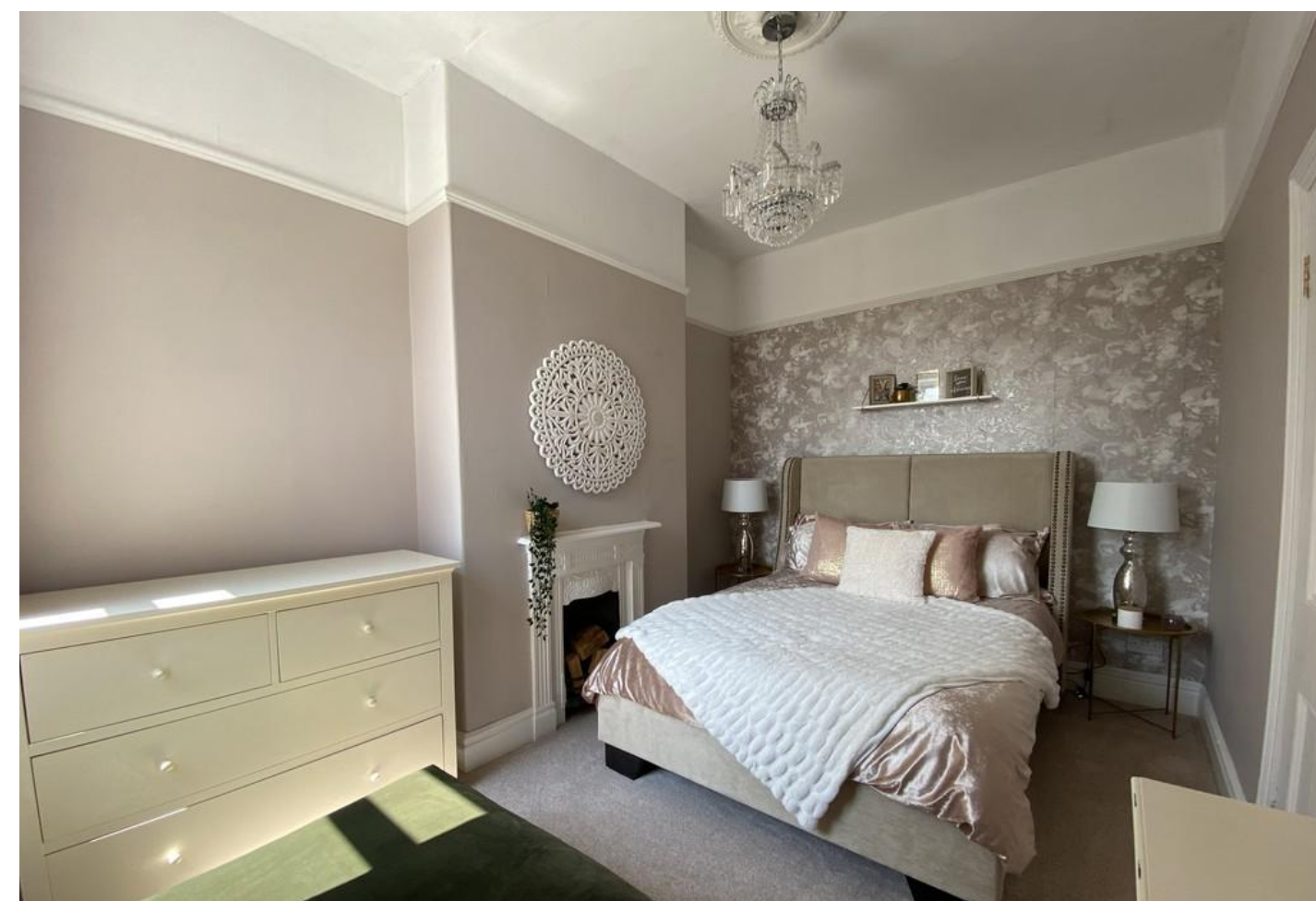
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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





Entered through a PVC door with opaque inserts and etched number over into:

PORCH

Ceiling light point, panelling to walls, traditional tiled floor, deep skirting and wooden door with decorative inserts and leaded stained glass window over giving access into:

ENTRANCE HALL

Tiled flooring, radiator, stoats lead to first floor with runner and metal rods, ceiling light point, deep skirting, traditional coving and panelling to walls. Doors to lounge and dining room.

LOUNGE

12' 8" x 11' 6" (3.86m x 3.51m)

Decorative feature cast fireplace with tiles hearth back and impressive surround and mantle flanked by shelving and cupboard units. At window to front with uPVC double glazed windows and shutters to the lower level. Traditional coving and coving rose with spot lights to alcove cupboards. Modern radiator and deep skirting boards.

DINING ROOM

13' 2" x 11' 6" (4.01m x 3.51m)

Wood effect flooring in a herringbone design, radiator, ceiling light point with rose, deep skirting boards and Parton door with glazed inserts and uPVC double glazed window above to rear. Door into:

KITCHEN

15' 6" x 8' 11" (4.72m x 2.72m)

Fitted with a range of soft close base, wall and drawer units with contrasting fitments, worktop over incorporating one and a half bowl sink and drainer with mixer tap and tiled splash backs. Integrated eye elect oven and microwave over and found ring hob with modern cooker hood. Spotlights to ceiling, tiled floor, upright modern radiator, cupboard housing the wall mounted radiator and uPVC double glazed window to side. Under stairs storage cupboard. Open to a further area with integrated fridge and separate freezer, radiator, tiled floor, uPVC double glazed window to side and PVC door with glazed inserts to side.



UTILITY/WC

4' 1" x 8' 11" (1.24m x 2.72m)

Fitted with a two piece suite comprising of low level, dual flush WC and wall mounted wash hand basin with mixer tap. Tiled to waist height, spot lights to ceiling, extractor, traditional style radiator and opaque uPVC double glazed window to side. Cupboards housing space and plumbing for washing machine, dryer and shelving for storage.

FIRST FLOOR LANDING

Half landing offering access to a bedroom and shower room, further stairs to both with the other set leading to two further bedrooms and a storage cupboard with shelving and rail. Traditional borrow light window to ceiling and two ceiling lights and small loft access. Panelling to walls and deep skirting boards.

BEDROOM

8' 10" x 8' 11" (2.69m x 2.72m)

Double room with uPVC double glazed window to rear, radiator, decorative fire with surround and mantle and ceiling light point.

SHOWER ROOM

6' 5" x 6' 0" (1.96m x 1.83m)

Modern suite comprising of walk in shower with screen and rain head shower, wall mounted vanity unit with wash hand basin, mixer tap and drawer below and low level, dual flush WC. Tiled to half walls and wet areas and floor, extractor and spot lights to ceiling. Wall mounted heated towel rail, opaque uPVC double glazed window to side.

BEDROOM

13' 2" x 9' 3" (4.01m x 2.82m)

Double room with uPVC double glazed window to rear, ceiling light point with ceiling rose. Radiator, deep skirting boards, picture rail and traditional cast decorative fire place with surround and mantle.

BEDROOM

12' 8" x 15' 1" (3.86m x 4.6m)

Good sized double room with uPVC double glazed window to front with shutters to lower windows, ceiling light point with rose and picture rail. Radiator, deep skirting boards and cast, traditional fire place with tiled hearth and back with surround and mantle.

EXTERIOR

To the front of the property is a paved, tradition enclosed forecourt with wrought iron gate, red brick walls and pathway leading to the front door. To the rear is a small yard which offers a seating area, gate to rear access lane and attached garage.

GARAGE

Single garage with up and over door and personal door to side.