



Total area: approx. 143.9 sq. metres (1549.1 sq. feet)



Estate Agency Act 1979

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JH Homes

£380,000



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GARAGE & PARKING

**40 Rampside Road,
Barrow-in-Furness, LA13 0HN**

For more information call **01229 445004**

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Ulverston
Cumbria
LA12 7LN

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Attractive and well presented detached bungalow situated in this pleasing and convenient location. Well presented and offers well proportioned accommodation suitable for a range of buyers from the family buyer to the retired purchaser. Comprising of porch, hall, lounge, dining room, breakfast kitchen, rear porch, utility, three bedrooms and modern shower room. Benefiting from uPVC double glazing and gas fired central heating system, this comfortable home is set on a pleasant mature plot with parking, single garage and attractive gardens. The location offers good access into town and amenities as well as the coast. Early viewing will be is recommended to appreciate this excellent home.

DIRECTIONS

Driving away from Barrow, heading along Hindpool Road, continue along passing Morrison's before shortly passing through The Strand and into Salthouse Road. Continue along here beneath the railway bridge until you arrive at the roundabout at Roose. Take the second exit into Rampside Road and then the property is on the right.

The property can be found by using the following "What Three Words"

<https://what3words.com/doak.globe.report>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.





Accessed through a wooden front door with double glazed inserts and matching side windows opening to:

PORCH

5' 10" x 5' 6" (1.79m x 1.70m)

Double doors to a built in cloaks cupboard with hanging rail and shelf. Wood frame door and side window with access to:

ENTRANCE HALL

15' 6" x 5' 10" (4.72m x 1.78m)

Spacious 'L' shaped entrance hall with coving to ceiling, dado rail, telephone point and radiator. Useful storage cupboard with shelving, access to bedrooms from the lower section and a further shelved cupboard.

LOUNGE

19' 3" x 14' 11" (5.89m x 4.56m)

UPVC double glazed picture window to rear overlooking the garden, radiator, modern wall mounted feature electric fire, coving to ceiling and ceiling light point.

DINING ROOM

12' 7" x 9' 8" (3.84m x 2.97m)

Delph rail plate rack, uPVC double glazed window looking to the garden, radiator and connecting door to kitchen.

KITCHEN/BREAKFAST ROOM

13' 6" x 9' 3" (4.11m x 2.82m)

Fitted with an attractive modern range of base, wall and drawer units with light wood grain finish, metallic handles and complemented with a dark patterned work surface incorporating one and a half bowl stainless steel sink unit with mixer tap and detachable rising head plus matching upstands. Integrated induction hob with glass splashback and cooker hood over, eye level Bosch microwave, slimline dishwasher and built in double Siemens oven and grill. Central island with breakfast bar area, inset LED lights to ceiling, woodgrain effect laminate floor and uPVC double glazed window with fitted blind. Door to spacious walk in storage cupboard with shelving.



PORCH

5' 7" x 5' 2" (1.71m x 1.58m)

PVC door with double glazed, patterned glass upper pane, coat hooks to wall and the door to utility.

UTILITY ROOM

5' 1" x 3' 10" (1.55m x 1.17m)

Plumbing for washing machine and space for dryer, shelving to walls and uPVC double glazed high level window.

BEDROOM

17' 3" x 9' 8" (5.28m x 2.96m)

Double room with built in fitted furniture comprising of wardrobe with hanging rail and shelving, bridging unit, bedside cabinets and drawer unit. Central dado rail, radiator, uPVC double glazed window to front with fitted blind and built in storage cupboard.

SHOWER ROOM

9' 7" x 5' 8" (2.93m x 1.74m)

Modern shower room with three piece suite in white comprising of glazed shower cubicle with thermostatic shower having fixed rain head and flexi-track spray, corner vanity unit with wash hand basin and mixer tap, above which is an electric mirror and WC with concealed cistern. Storage cupboards, tile effect panelling to walls, anthracite shaded ladder style towel radiator, inset lights to panelled ceiling and extractor fan.

BEDROOM

11' 8" x 9' 6" (3.58m x 2.90m)

Further double room situated to the front of the property with uPVC double glazed window with fitted blinds, radiator, coving to ceiling and door to useful built in storage cupboard.

BEDROOM

11' 8" x 9' 3" (3.58m x 2.82m)

Single room with coving to ceiling, PVC double glazed tilt and turn opening window, radiator, electric light and power.

EXTERIOR

Approached through a set of galvanised gates to a brick set driveway offering good parking, turning space and access to an attached garage. The front garden has mature trees, shrubs, and bushes with rockery area and gravel bed to side with mature variegated Holly. Path to the right hand side of the property leading round to the rear garden.

The rear garden is an attractive feature of the property, offering pleasant and sunny seating area comprising lower flagged patio with stone retaining wall and central set of steps leading to a point for a clothes dryer. The lawn and side patio area offer pleasant seating space with mature trees to the far corner. To the side is a pathway with door to porch, the path is flagged with slate shingles and gate to the end giving access to the front driveway and parking space.

GARAGE

25' 5" x 9' 9" (7.75m x 2.98m)

Accessed by way of a roller door, with workbench to rear and uPVC double glazed window and door to garden. Shelving, electric light and power and wall mounted Baxi boiler for the central heating and hot water systems.