

Total area: approx. 87.0 sq. metres (936.7 sq. feet)

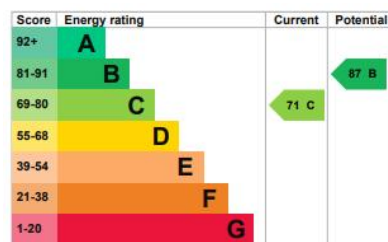
DIRECTIONS

On entering Barrow from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road, then immediate left into Yarlside Road. Follow the one-way system into Sedgfield Road, and the property can be found on the left at the end of the road, with the junction with Leece Lane.

The property can be found by using the following "What Three Words" <https://what3words.com/belt.mime.damp>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected.



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.



£235,000



1



2



1



GARAGE & PARKING

**2 Sedgfield Road,
Barrow-in-Furness, LA13 0TN**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Extended two bedroom free flowing semi detached bungalow, situated in this highly popular location on the doorstep of Holbeck and Roose with two local schools in Yarlside Academy and Roose School close by. Having been greatly updated by the current owners including new kitchen and wet room whilst occupying a favourable corner plot with ample, well established and low maintenance gardens to the front, side and rear. Complete with detached garage with electric roller door, two parking spaces accessed via the rear garden. Comprising of lounge, dining room, kitchen, two double bedrooms and wet room complimented with uPVC double glazing and gas fired central heating system. Offered for sale with early vacant possession and no upper chain. Additional surrounding amenities include Tesco Metro, two popular family Public Houses in The Ship and Crofters, Bus Routes to Barrow Town Centre and Roose Train Station.



Accessed through a PVC door opens directly into:

ENTRANCE

Storage cupboard, radiator, laminate flooring and high level electric meter and fuse board. Internal doors to lounge, kitchen, bedroom and wet room. Loft access, ceiling light point and wall light point.

KITCHEN

9' 9" x 8' 8" (2.97m x 2.64m)

Modern kitchen fitted with a range of base, wall and drawer units with granite work surface over incorporating sink and grooved drainer with mixer tap and matching splashback. Integrated four ring gas hob with black, high gloss cooker hood over, electric oven and integrated fridge/freezer. Wall mounted combination boiler for the hot water and heating system, moveable spot lights to ceiling, exposed beams and dual uPVC double glazed windows to front and side.

LOUNGE AREA

11' 3" x 8' 0" (3.43m x 2.44m)

Ample room which offers an 'L' shaped lounge area and additional open dining area.

The lounge offers uPVC double glazed window to side, further internal uPVC double glazed window, wall mounted, modern electric fire, laminate flooring and radiator. Two ceiling light points with roses and coving to ceiling. Open to:

DINING AREA

5' 1" x 7' 4" (1.55m x 2.24m)

PVC door with matching side panel to rear garden, radiator, ceiling light point, wall light, continuation of laminate flooring and sliding door to:

BEDROOM

7' 9" x 8' 11" (2.36m x 2.72m)

UPVC double glazed window to rear overlooking the garden, ceiling light point and radiator.



BEDROOM

18' 3" x 9' 11" (5.56m x 3.02m) widest points

Further double room with box bay uPVC double glazed window to front, fitted wardrobes to one wall, exposed beams, ceiling light point and radiator.

WET ROOM

White suite comprising of low level, dual flush WC, pedestal wash hand basin and fitted electric shower with grab rail and self drainer. PVC cladding to walls, ceiling light point, extractor and opaque uPVC double glazed window to side.

EXTERIOR

Well established and low maintenance gardens to front, side and patio to the rear which is enclosed for privacy. Two gates from Sedgfield Road.

DETACHED GARAGE

16' 2" x 15' 7" (4.93m x 4.75m)

Remote controlled roller door with light and power.

