

DIRECTIONS

Entering Barrow via Abbey Road, continue through The Strawberry traffic lights and after around 150 yards with Fairfield Lane entrance on your left the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/patio.sheets.trials>

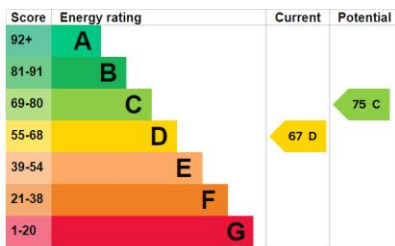
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, gas, water and electricity 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.



£270,000



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213 Abbey Road,  
Barrow-in-Furness, LA14 5JY

For more information call **01229 445004**

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Five bedroomed Victorian terrace property sitting prominently alongside Abbey Road in a position that is convenient for local schools, bus services, Co-Op, sports clubs/facilities and the town centre being a walk along Abbey Road passing the town's park and railway station along the way. Set back from the road with a fully enclosed garden and comprising of lounge, kitchen, utility room, three double bedrooms and the family shower room to the first floor and two further double bedrooms to the second floor plus cellar. Completing the property is a rear yard with potential off road parking via Warwick Street, gas central heating system & uPVC double glazing. A fantastic purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Entered through a door into:

**ENTRANCE VESTIBULE**

Door to:

**HALLWAY**

Doors to lounge, dining room, utility room, kitchen/breakfast room and cellar. Stairs to first floor.

**LOUNGE**

12' 10" x 12' 6" (3.92m x 3.83m)  
UPVC double glazed bay window to front, feature fireplace, ceiling light point and radiator.

**DINING ROOM**

15' 1" x 11' 3" (4.6m x 3.45m)  
UPVC double glazed window to rear, ceiling light point and radiator.

**UTILITY ROOM/WC**

6' 6" x 5' 6" (2m x 1.68m)  
UPVC double glazed window to side. Two piece suite comprising of low level WC and wash hand basin. Double base unit, double wall unit, worktop and space and plumbing for washing machine.

**KITCHEN/BREAKFAST ROOM**

22' 10" x 10' 7" (6.97m x 3.23m)  
Fitted with a good range of stylish base, wall and drawer units with wood grain effect work top over incorporating sink with mixer tap and recess tiling. Integrated plumbing and space for dishwasher, gas hob, electric double oven and cupboard housing combination boiler. Door to rear yard, uPVC double glazed window to rear and two roof windows.

**FIRST FLOOR LANDING**

Doors to bedrooms, shower room and stairs to second floor.

**BEDROOM**

16' 10" x 13' 3" (5.15m x 4.05m)  
UPVC double glazed window to front, radiator and ceiling light point.

**BEDROOM**

13' 1" x 10' 7" (4m x 3.23m)  
UPVC double glazed window to rear, radiator and ceiling light point.

**BEDROOM**

10' 9" x 8' 4" (3.30m x 2.56m)  
UPVC double glazed window to side, radiator and ceiling light point.



**SHOWER ROOM**

Modern three piece suite comprising of low level, dual flush WC, pedestal wash hand basin and shower cubicle. Heated towel rail, ceiling light point and two opaque uPVC double glazed window to side.

**SECOND FLOOR LANDING**

Doors to two further bedroom and eaves storage space.

**BEDROOM**

16' 10" x 13' 4" (5.15m x 4.07m)  
UPVC double glazed window to front, roof window, radiator and ceiling light point.

**BEDROOM**

13' 2" x 9' 7" (4.02m x 2.94m)  
UPVC double glazed window to rear, ceiling light point and radiator.

**EXTERIOR**

Gated access to pathway to front door, low maintenance front garden and low maintenance yard to rear with access to Warwick Street and potential off road parking.

