



DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and after approximately three quarters of a mile turn left into Tennyson Avenue. Continue to the top of the street, taking the final right into Keats Close where you will find the property on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/prefect.degree.replace>

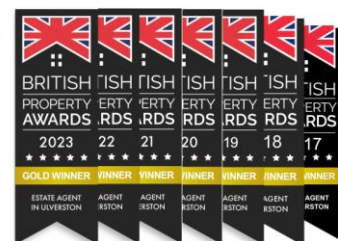
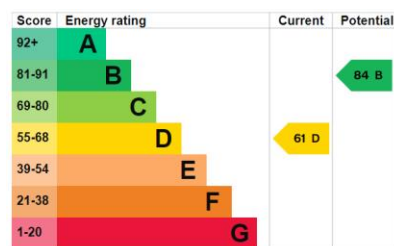
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and 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.



£254,950



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GARAGE & PARKING

4 Keats Close,
Barrow-in-Furness, LA13 9TY

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Well proportioned and presented three bedroom semi detached true bungalow situated in a quiet cul-de-sac location off Rating Lane in Barrow. Within walking distance of a local Co-Op shop, Schools, Barrow Sixth Form Collage and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. Maintained by the current owner and benefiting from gas central heating system, uPVC double glazing and comprising of entrance hallway, cloaks/WC, lounge/diner, kitchen with integral appliances, conservatory with lovely sunny aspect and views of the rear garden, three good sized bedrooms and shower room. Externally, there are good-sized low maintenance gardens to front, side and rear. Driveway providing off road parking and access to the detached garage with an up and over door. Early/vacant possession is available with no chain delay of this fantastic and extremely rare purchase opportunity, particularly for the retired home buyer.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALL

Doors to lounge/diner, kitchen, bedroom and cloaks/WC.

CLOAKROOM/WC

Two piece suite comprising of WC and wash hand basin.

UPVC double glazed window to side.

KITCHEN

9' 8" x 8' 0" (2.95m x 2.44m)

Fitted with a good range of modern base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl sink and drainer with mixer tap and chrome handles. Splashback tiling, integrated electric oven, gas hob with cooker hood over and space for fridge/freezer. Wall mounted boiler for the hot water and heating system, tiled floor and ceiling light point. UPVC double glazed window to front.

BEDROOM

12' 1" x 8' 0" (3.70m x 2.44m)

Double room with fitted wardrobe, ceiling light point and radiator.

UPVC double glazed window to front.

LOUNGE/DINER

18' 11" x 12' 1" (5.79m x 3.70m)

Gas fire set to hearth with wooden surround and mantle, two ceiling light points, radiator and uPVC double glazed window to front. Door to:

INNER HALL

Storage cupboard, door to two bedrooms, shower room and loft access.

BEDROOM

11' 2" x 9' 11" (3.42m x 3.03m)

Double room with uPVC double glazed window to rear, fitted wardrobe, ceiling light point and radiator.



BEDROOM

8' 11" x 8' 10" (2.74m x 2.71m)

Sliding patio doors to conservatory, ceiling light point and radiator.

CONSERVATORY

10' 5" x 8' 10" (3.20m x 2.70m)

UPVC double glazed windows to rear and external door.

SHOWER ROOM

Modern three piece suite comprising of WC, vanity wash hand basin and shower cubicle. Tiling to walls, ceiling light point and radiator.

EXTERIOR

Low maintenance gardens to the front, side and rear. Driveway extending to garage, pathway and steps to side entrance door and wooden latch gate to rear garden.

GARAGE

17' 0" x 9' 0" (5.20m x 2.76m)

Up and over door, light and power.

