



DIRECTIONS

From Abbey Road proceed past the Abbey House Hotel, continue along until you see a right turn for Dane Avenue, and then first left onto Wheatclose Road. Proceed along this road and the property is situated on the right hand side identified by a Pink For Sale Board.

The property can also be found by using the following "What3words" <https://what3words.com///final.overnight.rigid>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: All mains services including, gas, electric, water and drainage.



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.




- 
1
- 
3
- 
1
- 
PARKING

**15 Wheatclose Road,
 Barrow-in-Furness, LA14 4EJ**

For more information call **01229 445004**

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

Nestled discreetly with deep set garden frontage, this beautifully presented three bedroom semi detached home combines charm and blend of modern comfort. Upon entering you are greeted by an inviting entrance hall, spacious through lounge/diner, perfect for entertaining. The fitted kitchen is thoughtfully designed, offering ample space and functionality, whilst the first floor offers three bedrooms and a family bathroom. An elegant Edwardian style conservatory to the side provides a delightful space for all year round with the exterior offering a seating area perfect for relaxing at the end of a busy day. Complete with gas central heating system and double glazing to ensure warmth and energy efficiency. This home is the epitome of tasteful living seamlessly blending tradition elements and a must see.



Approached via a deep set frontage with ample off road parking leading to the front door with covered canopy opening into:

ENTRANCE HALL

Dado rail, overhead light, radiator, staircase ascending to first floor and internal door to lounge/diner.

LOUNGE

10' 6" x 10' 8" (3.2m x 3.25m)

UPVC double glazed window to front, overhead light, radiator and door to conservatory.

DINING ROOM

13' 4" x 10' 11" (4.06m x 3.33m)

French doors to rear, feature fireplace, overhead light and radiator. Featured arch leading to access to the kitchen.

KITCHEN

16' 11" x 7' 8" (5.16m x 2.34m)

Fitted with a range of base, wall and drawer units with Granite work surface over incorporating two stainless steel round bowl sinks with swan necked mixer tap and upstands. Recess space for range cooker with overhead extractor, integrated dishwasher and fridge freezer. Radiator, spot lights to ceiling and tiled floor. PVC door and uPVC double glazed window to side.

FIRST FLOOR LANDING

Split landing with the main landing have access to bedrooms and bathroom.

BEDROOM

10' 11" x 14' 7" (3.33m x 4.44m)

Double room with uPVC double glazed window offering a pleasant outlook over the front garden. Radiator, overhead light and power points.



BEDROOM

13' 1" x 8' 4" (3.99m x 2.54m)

UPVC double glazed window, radiator, overhead light and power points.

BEDROOM

6' 7" x 7' 8" (2.01m x 2.34m)

Single room with window, radiator, power points and overhead light.

BATHROOM

Fitted with a three piece suite comprising of WC, wash hand basin set to vanity unit with cupboards under and bath with wall mounted shower and side screen. Wall mounted towel rail, window to side elevation and spot lights to ceiling.

EXTERIOR

The property features an expansive garden frontage, complete with long private driveway. The maintained front garden enhances the deep set frontage with lawn, variety of established planting and borders creating a pleasant setting. Side gated access leads to a patio garden, perfect for outdoor relaxation and entertaining along with two outbuildings.

