

Total area: approx. 78.4 sq. metres (843.5 sq. feet)

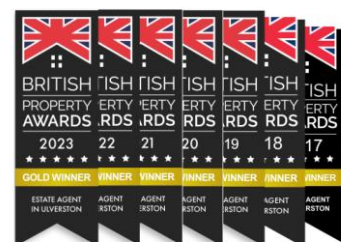
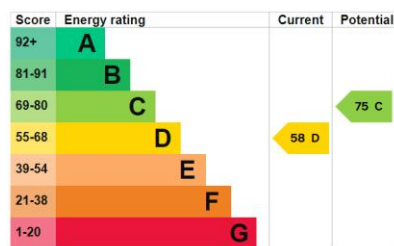
DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and take your third left into Meadowlands Avenue. Take your second right into Maylands Grove where 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/matrons.tutor.ed.exotic>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 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.



3 3 1 **PARKING**

**12 Maylands Grove,
 Barrow-in-Furness, LA13 0AN**

For more information call **01229 445004**

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

Family sized semi detached house in a quiet cul-de-sac location on the back end of the ever popular Beacon Hill estate. Having been well maintained by the current vendor and upgraded, early internal inspection is advised to appreciate what is on offer including location. Within walking distance is a local Co-op shop, Schools, Barrow Sixth Form Collage and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. Comprising of entrance porch, hallway, bay windowed lounge, dining room which is open to a fantastic conservatory, with super views of the rear garden, fitted kitchen and to the first floor three good sized bedrooms and shower room. Externally, are good-sized, well stocked gardens to the front and rear, extensive off-road parking and external store. Fantastic and extremely rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a PVC door into:

ENTRANCE PORCH

UPVC windows, electric heater and door to:

HALL

Doors to lounge, dining room and kitchen. Understairs cupboard and stairs to first floor.

LOUNGE

10' 10" x 10' 1" (3.3m x 3.07m)
UPVC double glazed window, coal effect living flame gas fire with marble effect surround, cornicing to ceiling, ceiling light point and radiator.

DINING ROOM

10' 7" x 10' 1" (3.23m x 3.07m)
Stone effect living flame gas fire with marble effect back and plinth and beech stained surround. Wood laminate flooring, ceiling light point and radiator. Open to:

CONSERVATORY

9' 2" x 8' 4" (2.79m x 2.54m)
UPVC double glazed windows to rear garden, radiator and external door.

KITCHEN

9' 1" x 7' 1" (2.77m x 2.16m)
Range of base, wall and drawer units with worktop over with breakfast bar incorporating one and a half bowl sink and drainer with splashback tiling. Undercounter electric oven, four ring gas hob with cooker hood over, space and plumbing for washing machine and space for fridge. Laminate flooring, ceiling light point and radiator.

FIRST FLOOR LANDING

Window, access to loft and doors to all upper rooms.

BEDROOM

10' 10" x 10' 1" (3.3m x 3.07m)
UPVC double glazed bay window, ceiling light point and radiator.



BEDROOM

10' 1" x 10' 0" (3.07m x 3.05m)
UPVC double glazed window to rear with views of the rear garden, ceiling light point and radiator.

BEDROOM

9' 3" x 7' 2" (2.82m x 2.18m)
UPVC double glazed window to rear aspect, ceiling light point and radiator.

SHOWER ROOM

Three piece suite comprising of low level, dual flush WC, wash hand basin set to vanity unit with drawers under and waterfall mixer tap and double shower cubicle with central mixer shower and rainfall shower head. Modern cladding to walls, ceiling light point and opaque uPVC double glazed window.

EXTERIOR

Well stocked walled garden to the front with stone chippings and steps to front door. Imprinted concrete driveway extending to outbuilding/store with outside tap. Fantastic enclosed rear garden with patio, well stocked raised flower beds, lawned area and greenhouse.

STORE

Light and power.

