



Total area: approx. 99.2 sq. metres (1067.8 sq. feet)

DIRECTIONS

On entering Barrow along Abbey Road pass through the Strawberry traffic lights and at the lights just after Kwik Fit turn left onto Park Drive. This continues into Risedale Road and after Aldi 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/bets.woven.truly>

GENERAL INFORMATION

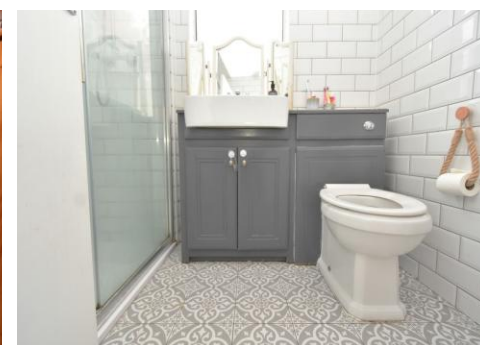
TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains drainage, gas, water and electricity are all connected.



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.



£147,000



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75 Risedale Road,
 Barrow-in-Furness, LA13 9QY

For more information call **01229 445004**

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Excellent forecourt fronted traditional terraced home situated in this popular and convenient location, close to local shops, schools, Aldi supermarket and Barrow Town Centre. Benefitting from uPVC double glazing, gas fired central heating system and is of deceptively spacious proportions which will be appreciated upon internal inspection. Comprising of entrance vestibule, hall, lounge, dining room, kitchen and three bedrooms plus shower room to the first floor. Completing the property is a rear yard with utility area. This lovely home is recommended for early internal viewing to appreciate the space of proportions.



The property is accessed from the pavement, through a gate into the front forecourt and through a PVC door into:

ENTRANCE VESTIBULE

Door to:

HALL

Door to dining room, ceiling light point and stairs to first floor.

LOUNGE

12' 2" x 10' 7" (3.71m x 3.23m)
UPVC double glazed bay window to front, feature fireplace, ceiling light point, wood laminate flooring and radiator. Open to:

DINING ROOM

14' 7" x 10' 7" (4.44m x 3.23m)
UPVC double glazed window to rear, ceiling light point and radiator. Door to:

REAR PORCH

Understairs cupboard, ceiling light point and open doorway to:

KITCHEN

11' 1" x 8' 5" (3.38m x 2.57m)
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink and drainer with mixer tap, chrome handles and splashback tiling. Space and point for gas cooker point, space and plumbing for washing machine, ceiling light point, uPVC double glazed window to side and door to rear yard.

FIRST FLOOR LANDING

Doors to all upper rooms and ceiling light point.

BEDROOM

14' 2" x 12' 2" (4.32m x 3.71m)
Double room with uPVC double glazed window to front, ceiling light point and radiator.



BEDROOM

14' 8" x 8' 4" (4.47m x 2.54m)
UPVC double glazed window to rear, radiator and ceiling light point.

BEDROOM

9' 7" x 8' 6" (2.92m x 2.59m)
UPVC double glazed window to rear, ceiling light point and radiator.

SHOWER ROOM

6' 10" x 5' 4" (2.08m x 1.63m)
Fitted with a three piece suite in white comprising of walk in shower and vanity unit housing concealed cistern, dual flush WC and wash hand basin with mixer tap. Spot lights to ceiling, radiator and uPVC double glazed window.

EXTERIOR

Forecourt to front and yard to the rear with access to service road. Door to:

UTILITY AREA

11' 1" x 8' 5" (3.38m x 2.57m)
Light and power, space for chest freezer and wall mounted combination boiler for the hot water and heating system.

