



Total area: approx. 136.9 sq. metres (1474.0 sq. feet)

**DIRECTIONS**

On entering Barrow from Mill Brow roundabout, continue passed Furness General Hospital on your right hand side and continue through The Strawberry traffic lights. Take your fourth right into Victoria Avenue and immediate left into Warick Street and right again into Victoria Road where you will find the property on your right hand side before the junction of Oxford Street.

The property can be found by using the following "What Three Words" <https://w3w.co/clubs.rust.forest>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: C  
 LOCAL AUTHORITY: Barrow Borough Council  
 SERVICES: Mains drainage, gas, water and electricity are all connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	76 C
39-54	E		
21-38	F		
1-20	G		



**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.



**£335,000**



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**GARAGE & PARKING**

**60 Victoria Road,  
 Barrow-in-Furness, LA14 5JU**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Detached three bedroom family home occupying an enviable plot and location in a within a traditional part of Barrow Town with local shops including Nisa, Post Office and public houses all within walking distance, including the highly regarded Victoria Academy. Close to Barrow Town Centre, BAE Systems, supermarkets and good access to transport links, such as the A590 and Barrow Train Station. Early inspection is strongly advised with the property having been well upgraded and extended to offer modern contemporary decoration throughout, gas central heating system and replacement uPVC double glazing. Comprising of entrance hallway, lounge, kitchen/diner/family room, cloaks/WC and garage to ground floor with three good sized bedrooms and stylish family bathroom to the first floor. Complete with ample off road parking, lawned garden with established tree and side aspect access to the stunning rear garden. Early internal inspection strongly recommended for this realistically priced family home.



Accessed through a PVC door into:

**PORCH**

Door to garage and door to:

**HALL**

Understairs cupboard, door to lounge, kitchen and stairs to first floor.

**LOUNGE**

14' 5" x 10' 1" (4.40m x 3.09m)

Wood burner with feature slate surround, radiator and wood laminate flooring. UPVC double glazed windows to front and open double doorway to:

**KITCHEN/DINER**

26' 6" x 18' 0" (8.09m x 5.49m)

Fantastic kitchen fitted with a good range of base, wall and drawer units including larder cupboard with quartz work top over incorporating stainless steel sink with mixer tap and inset drainer. Contrasting splashback tiling and integrated electric double over with induction hob and cooker hood over, microwave and dishwasher.

Underfloor heating, breakfast bar/island, double doors to conservatory, Bi-fold doors to rear garden and door to shower room. Wall mounted combination boiler for the hot water and heating system, storage cupboard, roof windows to sloping ceiling and uPVC double glazed window overlooking the rear garden.

**CONSERVATORY**

15' 0" x 6' 8" (4.57m x 2.03m)

PVC construction with underfloor heating and double doors to the rear garden.

**CLOAKS/WC**

Modern three piece suite comprising WC, wash hand vanity basin and shower cubicle. Heated towel rail and roof window.

**FIRST FLOOR LANDING**

Doors to all upper rooms, storage cupboard and loft access. UPVC double glazed window to side.



**BEDROOM**

11' 9" x 10' 11" (3.59m x 3.35m)

Double room with uPVC double glazed window to front and radiator.

**BEDROOM**

11' 8" x 11' 0" (3.57m x 3.37m)

Further double room with uPVC double glazed window to rear and radiator.

**BEDROOM**

8' 7" x 7' 6" (2.64m x 2.30m)

UPVC double glazed window to rear and radiator.

**BATHROOM**

Three piece suite comprising WC, vanity wash hand basin and 'P' shaped bath with shower above. Tiling to walls, heated towel rail and uPVC double glazed window to front.

**EXTERIOR**

Extensive off road parking to front extending to the entrance door and garage. Lawned area to side leading to the rear which offers an enclosed, low maintenance garden with lawn, patio areas, fixed seating and firepit.

**GARAGE**

12' 11" x 8' 9" (3.96m x 2.68m)

Up and over door, light and power.

