

Total area: approx. 141.3 sq. metres (1521.5 sq. feet)

DIRECTIONS

Entering Barrow via Abbey Road, with Furness General Hospital on your right, turn left at The Strawberry traffic lights and after around 200 yards, turn right into Fairfield Lane where the property can be found on your right at the top of the hill.

The property can be found by using the following "What Three Words" <https://w3w.co/woof.twigs.times>

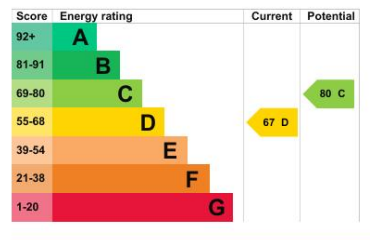
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage 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.



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GARAGE & PARKING

15 Fairfield Lane,
Barrow-in-Furness, Cumbria, LA13 9AJ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent opportunity to purchase an extended detached family home in this popular location situated between Abbey Road and Hollow Lane in Newbams, Barrow in Furness. Built circa 1965, the property occupies an attractive, favourable and elevated plot with pleasant garden to the front and ample off-road parking leading to the garage, and some fine views of Morecambe Bay amongst others, particularly from the first floor. With gas fired central heating system and uPVC double glazing, the property is ideally suited to the family buyer and comprises of entrance porch, hallway with beautifully maintained Parquet flooring lounge, dining room, kitchen fitted with integral appliances, rear porch, integral garage, double ground floor/guest bedroom with shower room close by, as well as two double bedrooms and family bathroom to the first floor. Externally is an enclosed, walled low maintenance garden to the front, driveway, two side access, one with to external stores and yard/drying area to the rear.



Accessed through a PVC door with glazed inserts into:

ENTRANCE PORCH

Window to side and door to:

HALL

Parquet flooring, understairs cupboard and stairs to first floor. Doors to lounge, dining room, shower room and bedroom.

LOUNGE

16' 10" x 14' 2" (5.15m x 4.32m)
UPVC double glazed window to front, Parquet flooring, electric fire with feature surround and radiator.

DINING ROOM

15' 10" x 6' 10" (4.83m x 2.10m)
Two uPVC double glazed windows to rear and side, radiator and door to:

KITCHEN

16' 9" x 6' 10" (5.13m x 2.10m)
Fitted with a good range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink and drainer with mixer tap and matching handles. Splashback tiling, integrated electric oven and gas hob with cooker hood over. Space and plumbing for washing machine and two uPVC opaque double glazed windows to rear. Door to:

REAR PORCH

Windows to rear, door to garage and external door to rear.

GROUND FLOOR BEDROOM

11' 10" x 10' 10" (3.63m x 3.32m)
Double room with uPVC double glazed window to front and radiator.

SHOWER ROOM

7' 10" x 5' 5" (2.40m x 1.67m)
Modern three piece suite comprising WC, wash hand basin and shower cubicle. Heated towel rail, tiling and uPVC double glazed window to side.



FIRST FLOOR LANDING

Two uPVC double glazed windows to front, radiator and doors to all upper rooms.

BEDROOM

14' 2" x 10' 11" (4.32m x 3.34m)
Two uPVC double glazed windows to front and side with views and radiator.

BEDROOM

12' 0" x 10' 7" (3.67m x 3.25m)
Further double room with uPVC double glazed window to rear, radiator, over stairs cupboard and loft access.

BATHROOM

Modern three piece suite comprising WC, wash hand basin and bath with mixer tap. Radiator, tiling, storage cupboard housing combination boiler for the hot water and heating system. Two uPVC double glazed windows to side.

EXTERIOR

Driveway giving access to the front entrance door and garage. Low maintenance garden to front, two outbuildings to side and drying area to rear.

GARAGE

11' 10" x 10' 11" (3.63m x 3.34m)
Up and over door, light and power.

