

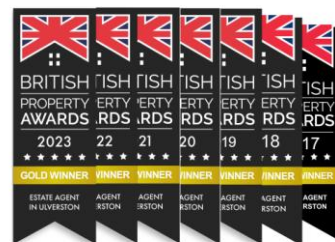
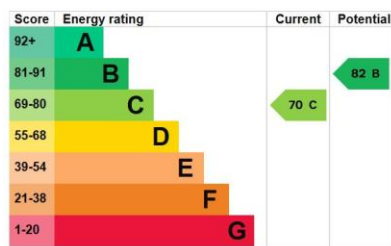
DIRECTIONS

Leaving Barrow via Park Road towards the By-Pass roundabout and passed Kimberly Clarke on your left. After a short while you will see the property on your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/brains.cuts.desire>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains electricity and water. Septic tank for drainage and LPG gas.



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

**1 Sowerby Cottages, Park Road,
 Barrow-in-Furness, LA14 4QS**

For more information call **01229 445004**

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

Character three bedroom semi detached cottage positioned on a generous enviable plot with many original style features maintained and the benefit of a former cattery building on the edge of Barrow-in-Furness, with excellent access to local transport links towards Barrow in Furness or the main A590 towards to M6. Ideal for those looking for a well-located property with exciting potential to launch a new cattery or doggy day care business with existing facilities in place. Comprising of porch, entrance hall, lounge and secondary reception room both with wood burning stoves, conservatory, kitchen, dining area and four piece bathroom to the ground floor with three good sized bedrooms and a WC(ensuite) to the main bedroom. With a ample sized gated driveway, turning area, landscaped gardens with pond, garage, 20 pen cattery and private gardens to the rear overlooking Barrow Golf Course. Servicing the house is an LPG central heating system, uPVC double glazing and Solar panels with battery. Given the huge potential that this property offers for the creation of a new business and the excellent geographical location for such a venture, we would highly recommend viewing to really appreciate the accommodation and grounds on offer.



Accessed through a PVC door with glazed inserts into:

PORCH

Windows to front and side and double doors to:

ENTRANCE HALL

Understairs cupboard, doors to lounge, secondary reception room and stairs to first floor.

LOUNGE

17' 7" x 12' 3" (5.37m x 3.75m)
UPVC double glazed window to front, closed solid fuel room heater with sandstone surround and radiator.

SECONDARY RECEPTION ROOM

11' 2" x 10' 8" (3.42m x 3.27m)
Double glazed sliding patio doors to conservatory, closed room heater with slate plinth and wooden mantle and radiator. Door to kitchen.

CONSERVATORY

9' 10" x 9' 10" (3m x 3m)
UPVC double glazed windows to side garden and external French doors.

KITCHEN

13' 7" x 11' 1" (4.15m x 3.38m)
Superb Farmhouse style kitchen fitted with a range of base, wall and drawer units with marble effect worktop over incorporating inset sink and drainer with mixer tap, brass handles and matching splashbacks. Integrated electric double oven and five ring gas hob with cooker hood over and radiator. External door to side and door to:

DINING AREA

14' 8" x 8' 4" (4.47m x 2.54m)
Three wall lights, ceiling light points and radiator.

BATHROOM

Modern four piece Victorian style suite comprising of WC, wash hand basin, bath and shower cubicle. Radiator and uPVC double glazed window to rear.

FIRST FLOOR LANDING

UPVC double glazed window to front and access to three bedrooms.



BEDROOM

12' 4" x 10' 2" (3.78m x 3.10m)
Double room with uPVC double glazed window to rear, radiator and door to:

WC

Two piece suite comprising of WC and wash hand basin.

BEDROOM

11' 4" x 9' 0" (3.47m x 2.75m)
UPVC double glazed window to side, built in wardrobes and radiator.

BEDROOM

12' 4" x 7' 1" (3.76m x 2.18m)
UPVC double glazed window to front, alcove cupboard and radiator.

EXTERIOR

Range of outbuildings, attached garage with plumbing for washing machine, sink and drainage unit, wall and base units, wall mounted Baxi boiler for the hot water and heating system and Solax power unit for the solar panels. Covered access to the Former Cattery building which is 'ready to use' with 20 pen/animal enclosures. Making this an ideal opportunity to launch a new cattery or kennel boarding business. Stable shed with a further 6 animal pens, overlooking a pebbled area with bordered flower beds and to the front is also a useful storage shed.

