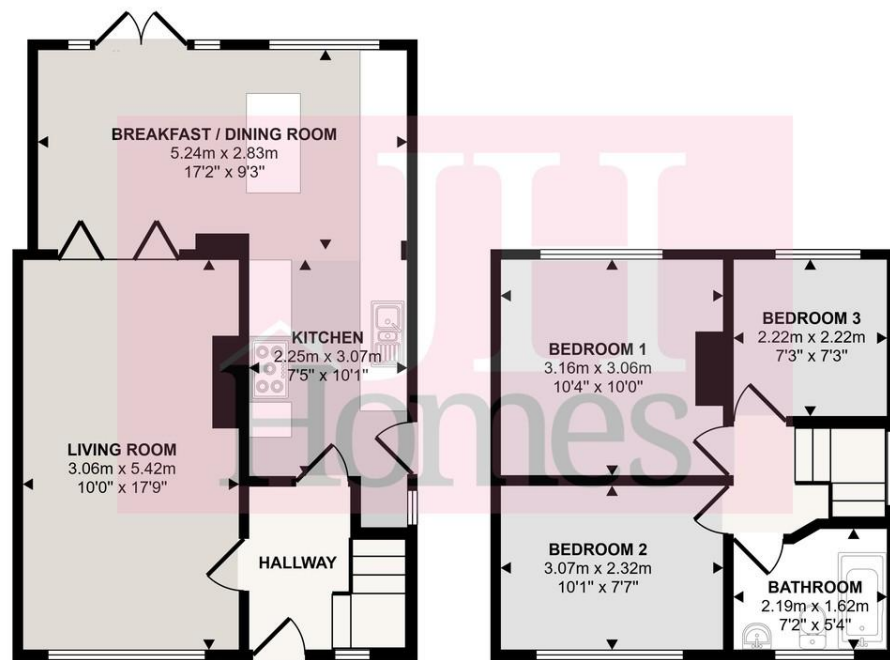


Approx Gross Internal Area
75 sq m / 812 sq ft



Ground Floor
Approx 45 sq m / 489 sq ft

First Floor
Approx 30 sq m / 323 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

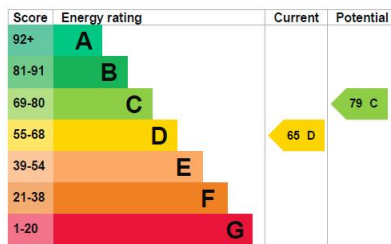
DIRECTIONS

On entering Barrow along Abbey Road pass through the Strawberry traffic lights and Cheltenham Street lights and at the next set turn right into Ainslie Street. Continue straight on at the traffic lights into Schneider Road, and before the row of shops turn right into Beech Street, with immediate left and follow the road into Lime Street. Turn left into Cedar Road and you will find the property on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/gliadators.signal.areas>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland & Furness Borough 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.



£185,000



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11 Cedar Road,
Barrow-in-Furness, LA14 5ED

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

We are pleased to bring to the market this fantastic, extended family home with an excellent sized rear garden in this popular and convenient location with views to the rear. The property is of deceptively spacious proportions which will be appreciated upon internal inspection and comprises of entrance hallway, lounge, dining room/breakfast room, modern fitted kitchen to the ground floor. With three excellent bedrooms and a bathroom to the first floor. Complete with uPVC double glazing, gas fired central heating system and is a lovely home that is recommended for early internal viewing to appreciate the space of proportions.



HALL

Door to lounge, kitchen and stairs to first floor.

LOUNGE

10' 0" x 17' 9" (3.06m x 5.42m)

UPVC double glazed window to front, radiator and sliding doors to breakfast/dining room.

KITCHEN

7' 4" x 10' 0" (2.25m x 3.07m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer taps and splashback tiling. Space and point for range cooker., space and plumbing for washing machine, space for dryer and space for fridge/freezer. Wooden flooring, understairs cupboard and wall mounted combination boiler for the hot water and heating system. External door to side.

DINING ROOM/BREAKFAST ROOM

17' 2" x 9' 3" (5.24m x 2.83m)

UPVC double glazed window to rear, matching feature island with breakfast bar, radiator and PVC French style double glazed double doors to rear garden.

FIRST FLOOR LANDING

Window to side and doors to all first floor rooms.

BEDROOM

10' 4" x 10' 0" (3.16m x 3.06m)

Double room with uPVC double glazed window to rear fine views and radiator.

BEDROOM

10' 0" x 7' 7" (3.07m x 2.32m)

UPVC double glazed window to front and radiator.



BEDROOM

7' 3" x 7' 3" (2.22m x 2.22m)

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

BATHROOM

Three piece suite in white comprising of WC, vanity wash hand basin and bath with mixer shower over. UPVC double glazed window to front.

EXTERIOR

Shared front and side gives access to the front entrance door, side door and rear garden. The rear offers an elevated timber decking which can be accessed from the dining room/breakfast room extension with under storage and steps down to a lawned garden area which enjoys a sunny aspect. Three outside stores.

