

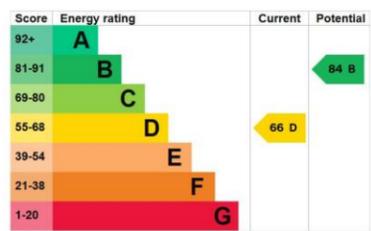
DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and after roughly less than a mile turn left into Highlands Avenue. After a short while you will find the property on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/pipe.nods.slap>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
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.



£180,000



- 1
- 2
- 1
- PARKING

**51 Highlands Avenue,
Barrow-in-Furness, LA13 0AH**

For more information call **01229 445004**

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

Rare purchase opportunity to acquire a realistically priced, well proportioned and presented two bedroom semi detached house situated on the ever-popular Beacon Hill Estate location off Rating Lane in Barrow. Within walking distance is a local Co-op shop, Schools, Barrow Sixth Form Collage and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. The property has been well maintained by the current owner and benefits from gas central heating system, UPVC double glazing and has comfortable living accommodation comprising of entrance vestibule, Bay windowed lounge, modern fitted kitchen with integral appliances, two full width bedrooms and luxury bathroom. Externally, there are good-sized low maintenance gardens to the front and a larger than average rear with driveway providing off road parking. All in all this is a fantastic purchase opportunity, particularly for the first time buyer, with early inspection strongly advised.



Accessed from the side through a PVC door into:

ENTRANCE VESTIBULE

Window, door to lounge and stairs to first floor.

LOUNGE

12' 9" x 12' 9" (3.91m x 3.89m)

Electric fire with feature surround, wood style laminate flooring, radiator and uPVC double glazed bay window to front. Door to:

INNER HALL

Understairs storage and open doorway to:

KITCHEN

12' 9" x 9' 7" (3.90m x 2.94m)

Fitted with a good range of modern base, wall and drawer units with wood grain effect worktop over incorporating sink and drainer, chrome handles and matching splashbacks. Integrated electric oven, gas hob with cooker hood over and fridge/freezer. Space and plumbing for washing machine, tall unit housing combination boiler for the hot water and heating system and wood style laminate flooring. External door to rear garden and two uPVC double glazed window to rear and side.

FIRST FLOOR LANDING

Doors to all upper rooms.



BEDROOM

12' 9" x 9' 10" (3.90m x 3m)

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

BEDROOM

9' 9" x 12' 9" (2.98m x 3.90m)

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

BATHROOM

Modern three piece suite comprising of WC, vanity wash hand basin and P-shaped bath with shower over. Splashback tiling, radiator and opaque uPVC double glazed window.

