





Ideal purchase opportunity to acquire a well presented and extended family sized semi detached home in an elevated position on the ever-popular Rating Lane. Having been well maintained by the current vendor, early internal inspection is advised to appreciate what is on offer. Offering photovoltaic panel roof, some wooden flooring, super breakfast kitchen and contemporary décor and lighting throughout. Comprising of porch, hall, Bay windowed lounge, dining room, conservatory offering French doors to the rear garden, extended breakfast kitchen with part vaulted ceiling to the ground floor and three good sized bedrooms and a luxury four piece bathroom suite to the first floor. Internally the property is superbly presented with many original style features complemented by modern features, uPVC double glazing and gas central heating system. Externally there are low maintenance gardens to the front and rear with ample off-road parking. Put all of this together with the fact its within walking distance of a local Co-op shop, Schools, Barrow Sixth Form Collage and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. This family home is a fantastic purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a PVC door into:

**PORCH**

UPVC windows and door to:

**HALL**

Wooden flooring, stairs to first floor with understairs cupboard, access to lounge, dining room and kitchen/diner.

**LOUNGE**

11' 1" x 11' 5" (3.38m x 3.48m)  
Coal effect living flame gas fire with feature surround, radiator and uPVC double glazed window to front.

**DINING ROOM**

11' 5" x 11' 9" (3.48m x 3.59m)  
Coal effect living flame gas fire with chrome trim, marble effect back and plinth and Adam's style surround. Radiator and double glazed sliding patio doors to:

**CONSERVATORY**

7' 11" x 9' 7" (2.41m x 2.92m)  
UPVC double glazed windows and French doors to rear garden.

**BREAKFAST ROOM**

9' 5" x 8' 2" (2.87m x 2.50m)  
Fitted with a selection of base, wall and drawer units with chrome handles and marble effect worktop over extending to breakfast bar. UPVC double glazed window to side, wood laminate flooring and radiator. Open to:

**KITCHEN**

9' 2" x 9' 9" (2.79m x 2.97m)  
Further range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap. Integrated electric oven and gas hob with cooker hood over and integrated fridge. External door to side, two uPVC double glazed windows to the side and rear and roof window to vaulted ceiling.

**FIRST FLOOR LANDING**

Window and doors to all upper rooms.



**BEDROOM**

11' 4" x 11' 4" (3.46m x 3.46m)  
Double room with uPVC double glazed bay window to front with views. Mirror fronted wardrobes and radiator.

**BEDROOM**

10' 10" x 12' 0" (3.31m x 3.66m)  
Further double room with uPVC double glazed window to rear, mirror fronted wardrobes and radiator.

**BEDROOM**

7' 1" x 6' 8" (2.16m x 2.03m)  
Single room with uPVC double glazed window to front and radiator.

**BATHROOM**

Modern four piece suite comprising of WC, bidet, wash hand basin and double shower cubicle. UPVC double glazed window to rear.

**EXTERIOR**

Low maintenance gardens front and rear and ample off road parking.

**STORE**

20' 0" x 9' 1" (6.10m x 2.78m)  
Double glazed frosted windows and space and plumbing for washing machine.

