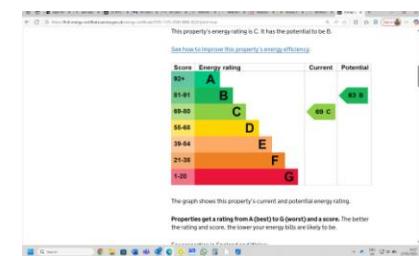


## DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and at the roundabout turn left into Flass Lane and continue until it merges with Friars Lane. After one stop, turn left into Gleaston Avenue and then first right into Cloisters Avenue where 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/twigs.moss.city>



**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.

## GENERAL INFORMATION

**TENURE:** Freehold

**COUNCIL TAX:** B

**LOCAL AUTHORITY:** Westmorland & Furness Council

**SERVICES:** Mains drainage, gas, electric, water are all connected



**£265,000**



2



3



1



GARAGE &  
PARKING

**36 Cloisters Avenue,**

**Barrow-in-Furness, Cumbria , LA13 0BA**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or contact@jhhomes.net

Rare purchase opportunity to acquire a family sized three bedroom semi detached house that has recently undertaken extensive refurbishment by the current owners to a very high level. Early internal inspection is advised to appreciate what is on offer, including the super enclosed rear garden with decking and pergola. Comprising of entrance hall, lounge with wood burner, dining room, kitchen with integral appliances, utility room and integral garage to the ground floor with three good sized bedrooms, bathroom and separate WC to the first floor. Complete with driveway, low maintenance, front forecourt and superb, rear garden with workshop which is enclosed for privacy consideration and laid mostly to lawn with a fantastic decking and pergola. Situated within close proximity of a local Co-op, One-Stop Shop, Schools, Tesco Metro and Roose Train Station as well as being within easy



Accessed through a PVC door into:

#### ENTRANCE HALL

Victorian style tiled flooring, glass panelled door to lounge and kitchen and stairs to first floor.

#### LOUNGE

12' 4" x 16' 5" (3.76m x 5m)

UPVC double glazed bay window to front, wood burning stove with cast iron surround and wooden mantle and radiator. Open double doorway to:

#### DINING ROOM

8' 10" x 11' 2" (2.69m x 3.4m)

UPVC French Style double glazed double doors to rear garden, wood laminate flooring and radiator. Door to:

#### KITCHEN

8' 11" x 13' 2" (2.72m x 4.01m)

Fitted with a stunning range of base, wall and drawer units with wooden worktops over incorporating Belfast style sink with mixer tap and brass handles.

Space and point for range style cooker, space for American style fridge/freezer, recess tiling and wood style laminate flooring.

Under stairs storage cupboard, door back to hallway and archway to:

#### UTILITY ROOM

6' 3" x 5' 10" (1.91m x 1.78m)

Area of worktop with space and plumbing for washing machine and space for dryer. Stable style glass panelled uPVC door to rear garden and integral door to:

#### FIRST FLOOR LANDING

Doors to all upper rooms and window.

#### BEDROOM

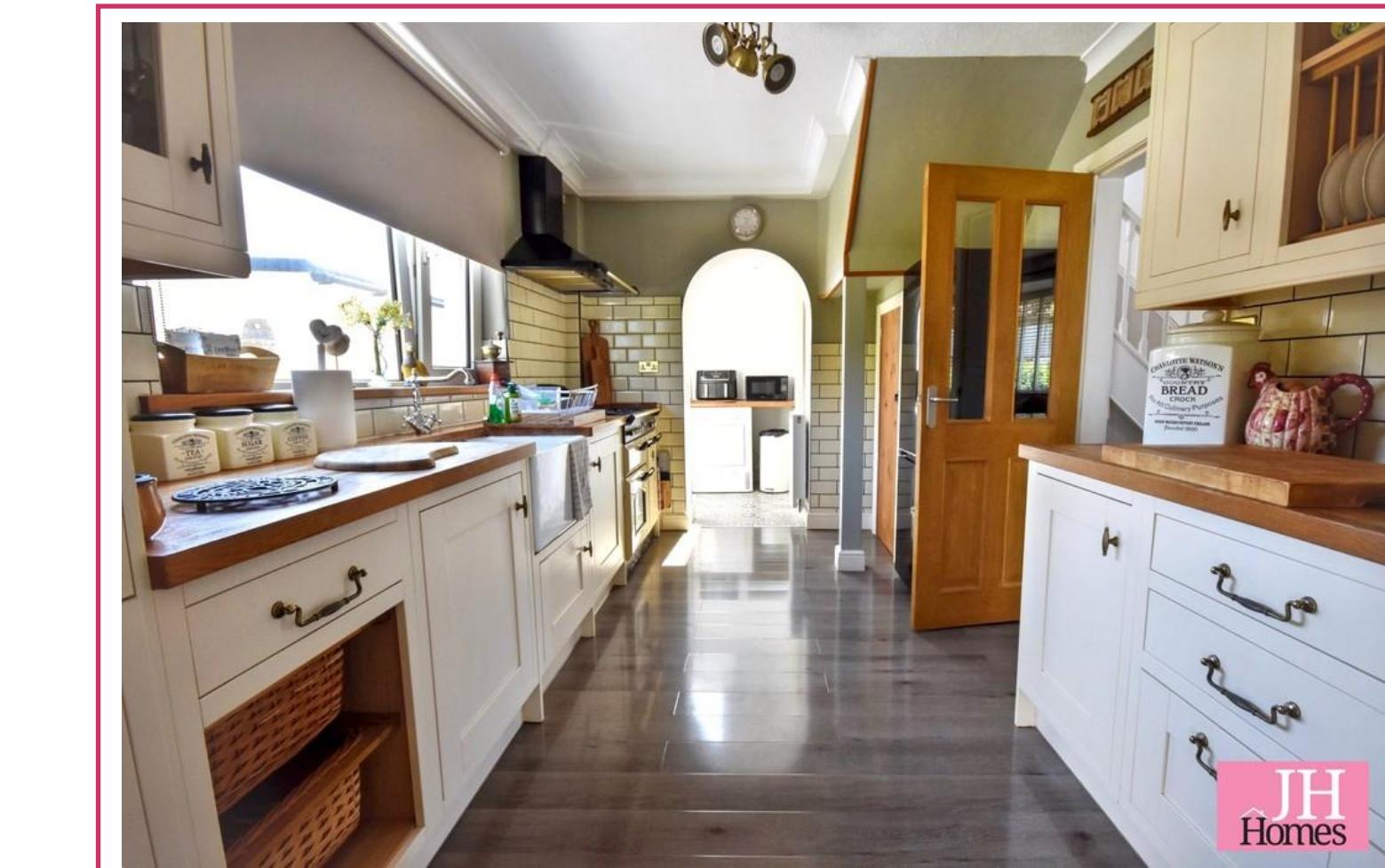
10' 4" x 13' 11" (3.15m x 4.24m)

Double uPVC double glazed windows to front and radiator.

#### BEDROOM

9' 0" x 12' 4" (2.74m x 3.76m)

Further double bedroom with wood style laminate flooring, radiator and uPVC double glazed windows to rear.



#### BEDROOM

10' 2" x 8' 10" (3.1m x 2.69m)

UPVC double glazed window to front and radiator.

#### BATHROOM

5' 9" x 9' 0" (1.75m x 2.74m)

Luxury two piece suite comprising of wash hand basin and free standing bath with shower over, tiling to walls, heated towel rail and upvc double glazed window to rear. Storage cupboard housing combination boiler for the hot water and heating system.

#### WC

Low level, dual flush WC and upvc double glazed window to rear.

#### EXTERIOR

Low maintenance gardens to front and good sized rear garden with Indian sandstone paving, pergola, lawn and paved walkways. Access to side and access to:

#### WORKSHOP

7' 11" x 7' 2" (2.41m x 2.18m)

Light.

#### GARAGE

13' 5" x 7' 3" (4.09m x 2.21m)

Up and over door, base unit with worktop over incorporating stainless steel sink. Light and power.

