



**34 CHELTENHAM STREET,
BARROW-IN-FURNESS,
LA14 5HP**

£265,000

FEATURES

- Superior Extended Traditional Style Terrace
- Forecourt To Front, Garden With Sun Terrace To Rear
- Gas CH System & uPVC DG
- Meticulously Updated By Current Vendor
- Hallway & Bay Windowed Lounge
- Dining Room, Breakfast/Sitting Room
- Modern Fitted Kitchen & Basement Room
- Three Bedrooms & Luxury Bathroom (4-Piece)
- Garage/Workshop
- Early Inspection Strongly Advised



We are pleased to bring to the market this excellent forecourt fronted traditional terraced home situated in this popular and convenient location, including enclosed rear garden with sun terrace and garage. The property has been meticulously updated and maintained by the current owners including contemporary décor and lighting, wooden flooring, solid wood spindled bannisters, replacement kitchen and bathroom with underfloor heating, mixed with many original style features such as cornicing, picture rails, dado rails and fireplace to the lounge. UPVC double glazing with some permanent shutters, gas fired central heating system, a converted basement room, utility room/WC and garage of deceptively spacious proportions which will be appreciated upon internal inspection. The accommodation briefly comprises of hallway, lounge, dining room, spacious kitchen/sitting room, utility room/WC and basement room. To the first floor three excellent bedrooms including full width master bedroom with fitted wardrobes and a four-piece luxury bathroom. This lovely home is recommended for early internal viewing to appreciate what is on offer. On the doorstep is a local shop, Co-op store, regular bus routes to Barrow town centre and Furness General Hospital, and within walking distances to public houses, takeaways, Barrow train station and Barrow Park.

Accessed through PVC door into:

HALLWAY

Entrance door and solid wood flooring flowing to dining room and lounge. Open to:

LOUNGE

13' 4" x 11' 6" (4.06m x 3.51m)

Coal effect living flame gas fire with stone effect surround. Traditional style décor, radiator and uPVC double glazed bay window with shutters to front. Open double doorway to:

DINING ROOM

15' 2" x 15' 4" (4.62m x 4.67m)

UPVC double glazed French style double doors to rear yard, matching décor to lounge and radiator. Stairs down to basement room and stairs to first floor. Glass panelled door with matching side panel to:

KITCHEN

17' 8" x 9' 9" (5.38m x 2.97m) *including utility room*

Fitted with a range of base, wall and drawer units, including broom cupboards, with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Electric double oven, 4-ring gas hob, dishwasher and wood laminate flooring. UPVC double glazed window to side and open to sitting room. Door to:

UTILITY ROOM/WC

Two-piece suite comprising of WC and wash hand basin, with plumbing for washing machine and space for dryer. Wooden worktop with matching double wall unit and uPVC double glazed window to side.

SITTING ROOM

12' 2" x 9' 3" (3.71m x 2.82m)

Wood laminate flooring, breakfast bar and radiator. Cupboard housing combination boiler for heating and hot water system, double glazed sliding patio doors to rear yard and uPVC double glazed window to side.

BASEMENT ROOM

9' 6" x 13' 9" (2.9m x 4.19m)

Versatile space for use as TV room, study, craft room etc with uPVC double glazed window to front.

FIRST FLOOR LANDING

Doors to all upper rooms.

BEDROOM

10' 9" x 14' 1" (3.28m x 4.29m)

Two uPVC double glazed windows with permanent shutters to front and three double wardrobes. Traditional style décor and two cast iron radiators.

BEDROOM

14' 1" x 9' 8" (4.29m x 2.95m)

Radiator and uPVC double glazed window with permanent shutters to rear.

BEDROOM

10' 2" x 6' 8" (3.1m x 2.03m)

UPVC double glazed window to side and radiator.

BATHROOM

Luxury four-piece suite in white comprising of WC, wash hand vanity bowl and bath plus uPVC double glazed window to side.

EXTERIOR

Gated and lawned forecourt giving access to entrance door. Yard to rear with timber decked steps to flagged patio, laid mostly to lawn with stepping stones to flagged sun terrace which enjoys a sunny aspect. Door to:

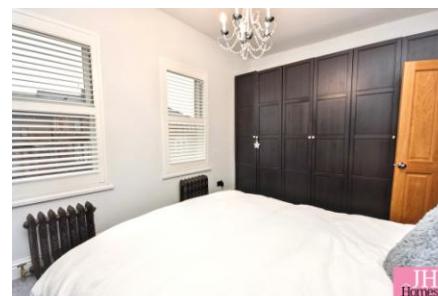
GARAGE

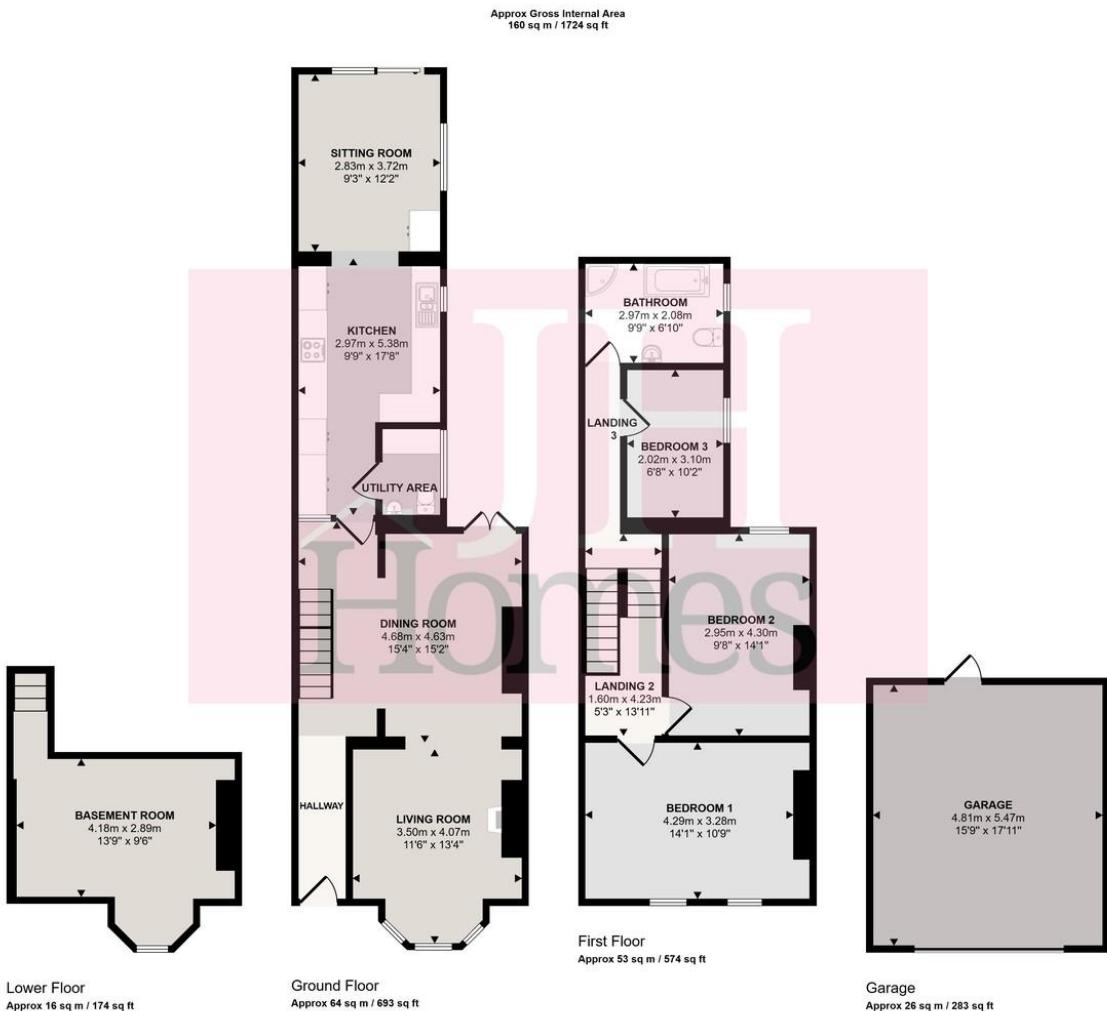
17' 11" x 16' 9" (5.46m x 5.11m)

Light and power points and electric roller door to Back Brighton Street.



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GENERAL INFORMATION

TENURE: Freehold

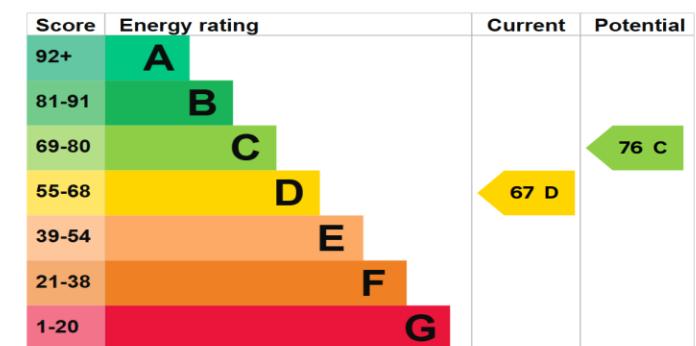
COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

On entering Barrow along Abbey Road from Mill Brow roundabout, pass through The Strawberry traffic lights and pelican crossing, at the next set of traffic lights turn right into Cheltenham Street. The property can be found by using the following "What Three Words":
<https://w3w.co/shells.master.goals>



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.