

FREEHOLD



# 21 FARNHAM CLOSE, BARROW-IN-FURNESS, LA13 0GP

## £250,000

### FEATURES

- Well Presented Semi Detached Family Home
- Super Accommodation Over Three Floors
- Gas CH System & uPVC DG
- Vestibule, Lounge & Modern Kitchen/Diner
- Conservatory & Cloaks/WC
- Three Bedrooms & Study/Nursery
- En-Suite Facility
- House Bathroom
- Two Parking Spaces & Low Maintenance Gardens
- Early Inspection Strongly Advised



This beautifully presented three-bedroom, three-storey semi-detached family home occupies a desirable corner plot within this highly sought-after residential location, perfectly positioned on the doorstep of Holbeck and Roose. Offering the rare advantage of double off-road parking together with a private en-suite to the impressive master bedroom, this property provides spacious and versatile accommodation ideally suited to modern family living. The home enjoys excellent access to a wide range of local amenities including convenient shopping at Tesco Metro, along with several well-regarded public houses and sports bars such as The Ship, Crofters, The Red River and Roose Cons. Superb transport links are close with regular bus routes to Barrow town centre and easy access to Roose train station. Families are particularly well served by a choice of highly regarded schools nearby including Yarlside Academy, Newbarns Primary and Roose School, with Furness Academy and St Bernards also within easy reach. Lovingly maintained by the current owners, the property benefits from uPVC double glazing and gas-fired central heating system throughout. The well-planned accommodation briefly comprises of an entrance vestibule leading into a welcoming lounge featuring an attractive electric fire, inner vestibule, and a convenient ground-floor cloakroom/WC. To the rear, a spacious dining kitchen with French-style double-glazed doors opening into a delightful conservatory, creating an ideal space for dining or relaxation while providing direct access to the enclosed rear garden. To the first floor are two generous double bedrooms, both with built-in wardrobes, together with a well-appointed family bathroom. The second floor offers a useful study/nursery room and a particularly impressive master bedroom suite complete with fitted wardrobes and a private en-suite shower room. Externally, the property benefits from off-road parking and an enclosed, low-maintenance rear garden designed for ease of upkeep and outdoor enjoyment. Early viewing is strongly recommended to fully appreciate the size, presentation and superb location of this excellent family home.

Accessed via a PVC door into:

#### **ENTRANCE VESTIBULE**

Entrance door, radiator and door to:

#### **LOUNGE**

*14' 11" x 11' 9" (4.55m x 3.58m)*

Pebble effect electric fire with feature surround, understairs storage, radiator and pastel shaded décor. UPVC double glazed window to the front and door to:

#### **MID VESTIBULE**

Doors to kitchen/dining room and WC, plus stairs to first floor.

#### **KITCHEN/DINING ROOM**

*8' 7" x 11' 11" (2.62m x 3.63m)*

Fantastic kitchen fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Four-ring electric hob, electric undercounted oven, plumbing for washing machine and space for a dining table. Wall mounted combination boiler for the heating and hot water systems, radiator, uPVC double glazed windows to the conservatory. and PVC double glazed French style double doors to:

#### **CONSERVATORY**

*9' 9" x 10' 9" (2.97m x 3.28m)*

Wood laminate flooring, radiator, uPVC double glazed windows and PVC French style double glazed double doors to rear garden.

#### **CLOAKS/WC**

Two-piece suite comprising of WC and wash hand basin, radiator and extractor fan.

#### **FIRST FLOOR LANDING**

Access to two bedrooms and house bathroom, plus stairs to second floor.

#### **BEDROOM**

*8' 11" x 12' 0" (2.72m x 3.66m)*

UPVC double glazed window to front, storage cupboard, wardrobe and radiator.

#### **BEDROOM**

*8' 10" x 9' 9" (2.69m x 2.97m)*

Wardrobes with sliding doors, radiator and uPVC double glazed window to rear.

## BATHROOM

Modern three-piece suite comprising of WC, wash hand vanity basin and bath with shower above. Heated towel rail, extractor fan, tiling to walls and uPVC double glazed window to side.

## SECOND FLOOR LANDING

Access to master bedroom and study/nursery.

## MASTER BEDROOM

14' 7" x 10' 0" (4.44m x 3.05m)

Two roof windows to rear, storage cupboard, two wardrobes and radiator. Door to:

## EN-SUITE

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle. Extractor fan, heated towel rail, tiling to walls and roof window to front.

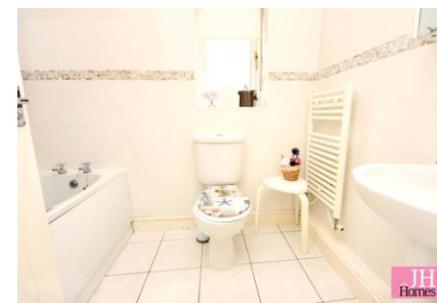
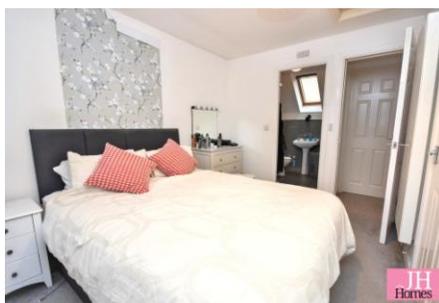
## STUDY/NURSERY

4' 1" x 5' 9" (1.24m x 1.75m)

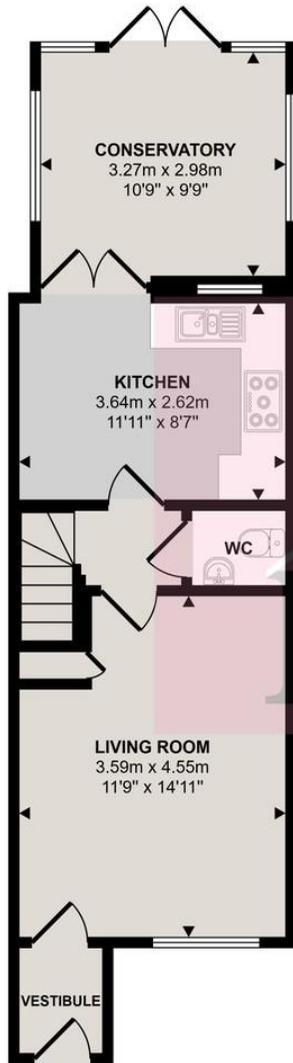
Radiator and roof window to front.

## EXTERIOR

Block paved pathway with access to entrance door. Garden to rear is enclosed for privacy considerations with patio and storage shed. Wooden latch gate to rear and access to two block paved parking spaces.



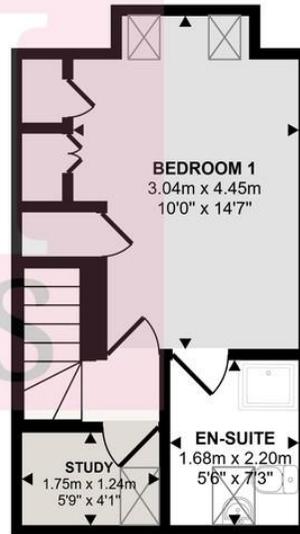
Approx Gross Internal Area  
98 sq m / 1054 sq ft



Ground Floor  
Approx 43 sq m / 462 sq ft



First Floor  
Approx 31 sq m / 336 sq ft



Second Floor  
Approx 24 sq m / 255 sq ft

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

#### DIRECTIONS:

On entering Barrow via Abbey Road from Mill Brow roundabout, and with Furness General Hospital on your right, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Follow the road round and take your first left into Sherborne Avenue and your third right into Farnham Close.

The property can be found by using the following "What Three Words":

<https://w3w.co/taps.radio.lives>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

