

EXTERIOR

The property has the advantage of a driveway (which is however narrow) offering parking in front of the small garage/store. There are traditional feature brick Gate posts and a gate to the brick set path leading to the front door. The front garden is screened by hedging has shaped lawn, mature and well stocked borders, and a gravelled and flagged seating area. There are pleasant southerly aspects to this well-loved front garden. To the rear is a yard area with access to the rear door of the garage. A further door is to the outside WC facility. The outside toilet has a low flush WC and is beautifully panel to a three-quarter level with polish wood and also houses the gas metre.

GARAGE/STORE

13ft 3' (4.05) x 6ft 8' (2.03)

With windows and a door opening to the open porch at the side and a door to the yard. The garage offers excellent storage and parking for a small vehicle only.

DIRECTIONS

Proceeding along Abbey Road with the Furness General Hospital to your right continue you and take the turning into Infield Park road situated before the main first traffic lights. As you proceed down Infield Park road the property is situated to the bottom left hand corner.

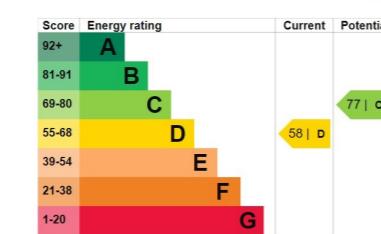
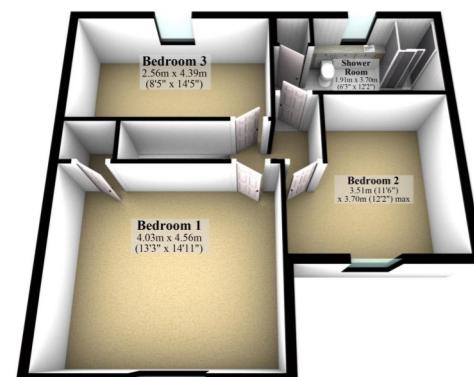
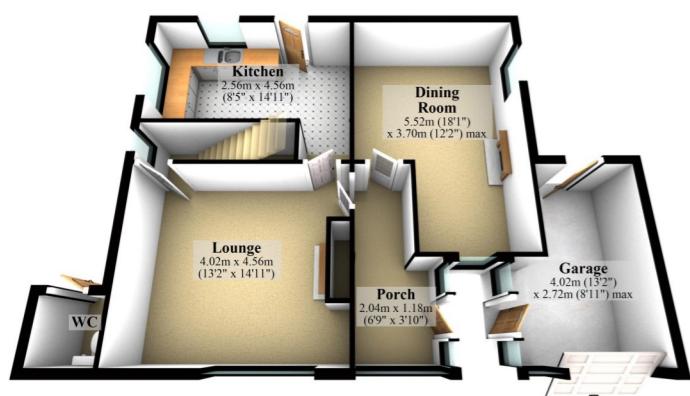
TENURE: Freehold

COUNCIL TAX: Band D

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains drainage, gas and electricity are all connected.

Viewing strictly through J H Homes.



Estate Agency Act 1979

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**Three Bedroom Link-Detached House
Popular Location
FOR SALE £310,000**



21 INFIELD PARK, BARROW-IN-FURNESS, CUMBRIA, LA13 9JL

This is an excellent opportunity to purchase a fabulous link detached family home situated in this prestigious and popular location just off Abbey Road. Having been owned by the current family since 1979 and lovingly maintained and cared for, is now reluctantly offered for sale. The property has character and charm and offers most comfortable three double bedoomed accommodation with gas fired central heating and uPVC double glazing. With an attractive front garden and narrow driveway as well as a small attached garage/store. The accommodation briefly comprises open porch, hall, living room, dining/sitting room, kitchen/diner, three bedrooms and modern shower room. This is a rare opportunity to acquire a fine home in this excellent location and internal inspection is recommended and warranted to appreciate this lovely home.

For more information call **01229 314049 or 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: D



ACCOMMODATION

The property is accessed via a sheltered, open fronted glass roofed porch with a solid uPVC door providing access to the entrance hallway.

ENTRANCE HALL

The entrance hall is an attractive and inviting area of the property with traditional coloured and stained-glass features to the front and side windows which are highlighted with the sunlight to the front elevation. The hall has built-in cupboard, telephone point, double central heating radiator and traditional features including a moulded archway and coving to the ceiling. From the Hall there are internal doors providing access to the living room and the dining/sitting room.

**DINING/SITTING ROOM 18ft 1' (5.25)/11ft 3' (3.43) x 11ft 8 (3.57) / 7ft 11' (2.42)**

There are uPVC double glazed windows to the front and side elevation the front window offering and aspect through the porch and down the pathway. This L-shaped room is a good proportions and versatile for both dining or sitting room study etc. There is a lovely polished wood fireplace with tiled inset and currently housing a traditional style gas fire. Further features a large double central heating radiator, power socket and TV aerial point. This makes a cosy and lovely room.



LOUNGE 14ft 11' (4.56) x 13ft 2' (4.02) with a feature uPVC double glazed window to the front elevation. This lovely room is of excellent proportions A central feature of the room is the fireplace with a marble inset and hearth having a living flame gas fire. There is a double central heating radiator, power sockets, TV aerial point, and a picture rail. Internal doors providing access to the staircase and to the adjacent kitchen.



KITCHEN/DINER 14ft 11' (4.56) x 8ft 4' (2.56) with uPVC double glazed windows to the side and rear elevations and A PVC door opening to the rear. The kitchen is well fitted with an attractive modern range of base and wall units with white decor panels with metallic pull handles matching pelmet and an attractive stone effect work surface and upstand. There is an inset double drainer bowl and a half sink unit with mixer tap, recess and point for an electric cooker, recess and plumbing for a washing machine and space for fridge freezer. Fitted to the wall is the Vaillant gas combi boiler for the central heating and hot water systems which we are advised is still under warranty and was installed in 2017. There is a double central heating radiator and space for a small dining table if required. The room is attractively decorated with tiling to the floor. From the living room a door opens to the staircase.



The staircase leads to the first floor, at the bottom of the stairway there is a radiator and uPVC double glazed patterned glass window. The staircase has a polished wood handrail and opens to the first-floor landing. The landing has access to loft and doors to the bedrooms and shower room.

BEDROOM ONE 15ft (4.57) maximum x 13ft 2' (4.03) maximum. A lovely double bedroom attractively presented and fitted with a UPVC double-glazed bay window to the front elevation with deeper sill. The room has a good range of built-in wardrobes comprising hanging rails shelving and drawers including a separate sliding mirror door wardrobe to the alcove. There is a traditional painted cast fireplace feature and a door to a useful cupboard situated over the stairs which has electric light. In all an excellent Master Bedroom.



BEDROOM TWO 14ft 11' (4.56) x 8ft 5' (2.56) with a uPVC double glazed window to the rear elevation. A further double bedroom of good proportions with radiator power socket and ceiling light point.



BEDROOM THREE 11ft 3' (3.44) x 8ft 9' (2.67) / 12ft 2' (3.70) including the entry area. This is an attractive double bedroom currently utilised as a spacious single. There is a uPVC double glazed window to the front which looks down to the front garden and driveway. With a double radiator and power socket.



SHOWER ROOM 12ft 1' (3.68) x 6ft 4' (1.94) there is uPVC double-glazed tilt and turn window to the rear. The shower room has been modified over recent years and offers an attractive facility. The suite comprises a large sliding glass door to the shower cubicle which has a thermostatic shower and tiled interior, complemented with a built-in vanity unit with storage cupboards under and decorative surfacing with a inset sink unit with waterfall mixer tap and above the sink a fitted mirror, adjacent is the low flush toilet with concealed cistern and push button flush. The shower room has a central heating radiator, a double fronted mirrored bathroom cabinet and the former airing cupboard offering useful general storage space. Decorated in white with a grey vinyl stone effect flooring.

