

**FRONT EXTERIOR**

There is a pleasant front forecourt area with rockery stones, slate shingles, and a flag path leading to the front door with access to the side for the rear garden.



**REAR GARDEN**

To the rear is a pleasant, enclosed garden with artificial grass, seating area in front of the Patio doors, a further patio to the far end, slate shingle areas and pathways. There is a rear gate to a path which leads to the parking bays.



**DIRECTIONS**

Proceeding down Abbey Road turning right at the strawberry traffic lights on to Hollow Lane, continue down Hollow Lane until turning Right onto Lesh Lane. Continuing along Lesh Lane, take the turning on the right into Bewley steps and the property is situated on your right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** Band B

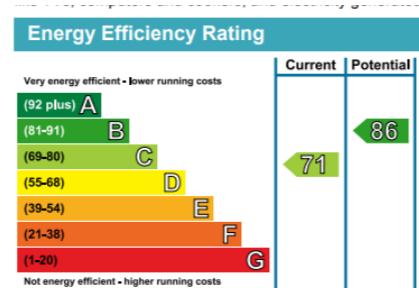
**LOCAL AUTHORITY:** Barrow Borough Council

**SERVICES:**

Mains drainage, gas, water and electricity are all connected

**Viewing strictly through J H Homes**

**COVID 19 Guideline Apply**



**Estate Agency Act 1979**

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**Three Bedroom End Mews  
Popular Location VACANT POSSESSION  
FOR SALE £170,000**



**20 BEWLEY STEPS, BARROW-IN-FURNESS, CUMBRIA, LA13 9DU**

We are pleased to offer for sale this modern end mews style property situated in a pleasing cul-de-sac position. A convenient and popular location offering good access to local amenities and nearby schools and being a short drive away from Abbey Road with access into the town and out towards Ulverston. The property has gas fired central heating, uPVC double glazing, a front forecourt and enclosed private rear garden and off-road parking. The accommodation is considered suitable for a range of buyers including a family purchaser or those looking to upsize. The property offers good potential for general personalisation and further modernisation although there is an attractive and modern shower room. The accommodation briefly comprises of entrance Hall, kitchen, and living / dining room. To the first floor are three bedrooms and modern stylish shower room. Externally there is off-road parking, a forecourt garden and a pleasant enclosed rear garden which is landscaped for ease of maintenance. In all, an excellent opportunity offered for sale with early /vacant possession and no upper chain.

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

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

**EPC Rating: C**

## ACCOMMODATION

The accommodation is accessed via a uPVC double glazed door with arched and decorative panel which opens into the entrance hall.

## ENTRANCE HALLWAY

The entrance hall has a central heating radiator behind a decorative cover and to the side there is a staircase which leads to the first floor. A half-glazed door opens to the kitchen and matching door to the living room. A further door provides access to useful storeroom. The hall has a woodgrain effect laminate flooring which extends from the hall into the kitchen and adjacent living/dining room.



## STORE

**5' 9" x 3' 4" (1.76m x 1.03m)**

With a upVC double-glazed pattern glass window. There is a small radiator, fitted coat hooks and an area of work surface/storage shelf.

## KITCHEN

**10' 6" x 8' 7" (3.21m x 2.64m)**

The kitchen is fitted with a range of base and wall units with a medium wood shaded decor panel, green patterned work surfacing and white splashback tiling. Inset to the surfacing is a single drainer stainless steel sink unit with mixer tap over. There is recess space and point for a gas cooker, further recess space and plumbing for a washing machine and space for a fridge freezer. Within the room is space for a kitchen table if required. The room houses the wall mounted Main Combi 24 HE gas boiler for the central heating and hot water systems.



## LIVING/DINING ROOM

**15' 2" x 12' 3" (4.64m x 3.75m) x 11ft 11 (3.63)**

With modern uPVC double glazed sliding patio door to the rear elevation offering outlook and access to the enclosed rear garden. This is a good-sized room with space for living and dining purposes. A central feature is the decorative fireplace with stone effect fire surround and hearth with electric coal effect glow fire. There is a double central heating radiator ,power points, overhead lighting and a door to a useful under stairs storage cupboard.



From the entrance hallway the staircase leads to the first floor and returns to the top floor landing. There is a uPVC double glazed window, access to the loft and internal doors to the bedrooms and shower room.

## BEDROOM ONE

**12' 9" x 8' 5" (3.90m x 2.59m)**

With a upVC double glazed window to the front elevation offering a outlook over the rooftops of the neighbouring properties as well as the cul-de-sac. A pleasant double bedroom with wood grain laminate flooring, ceiling light point and power points.



## BEDROOM TWO

**10' 2" x 7' 5" (3.10m x 2.28m)**

A further double bedroom having a uPVC double glazed window with outlook to the rear garden and beyond towards Barrow Wanderers football pitch. The room provides a wood grain effect laminate flooring, light décor, ceiling light points and power points.



## BEDROOM THREE 7ft 5' (2.28) x 6ft 11' (2.12)

A good single bedroom with radiator, wood grain effect laminate flooring, ceiling light point and power point. There is a uPVC double glazed window to the rear again offering an aspect down to the rear garden and beyond the hedgerow with glimpses of the football pitch.



## SHOWER ROOM 5ft 5' (1.66) x 8ft 1' (2.48) max including entry area/ 6ft 4' (1.94)

A modern attractive shower room with a three-piece suite in white, a large glazed shower cubicle with thermostatic shower with fixed rain head and flexi track spray, a low flush WC and wash hand basin inset to a vanity unit with storage beneath and concealed cistern. Above the sink is a double fronted mirror cabinet. There is tiling to the walls in an attractive neutral shaded stone effect finish, a chrome ladder style towel radiator and a door offering access to a large and useful storage cupboard. There is a uPVC double glazed patterned window to the front

