

239 RATING LANE, BARROW-IN-FURNESS, CUMBRIA, LA13 9LQ

EXTERNAL

The property is approached via steps leading to the front door as you pass the side of the single garage, border area to the side of the steps and an area that is flagged on top of the garden offering a seating area. There is enclosed gated access to the side of the property, hardstanding area ideal for those summer nights for outdoor entertaining and external power point. The rear garden is slightly sloped with grass, shrubs and bushes. In all pleasant garden complimenting this excellent property.

TENURE: Freehold

COUNCIL TAX: Band C

LOCAL AUTHORITY: South Lakeland district Council / Barrow Borough Council

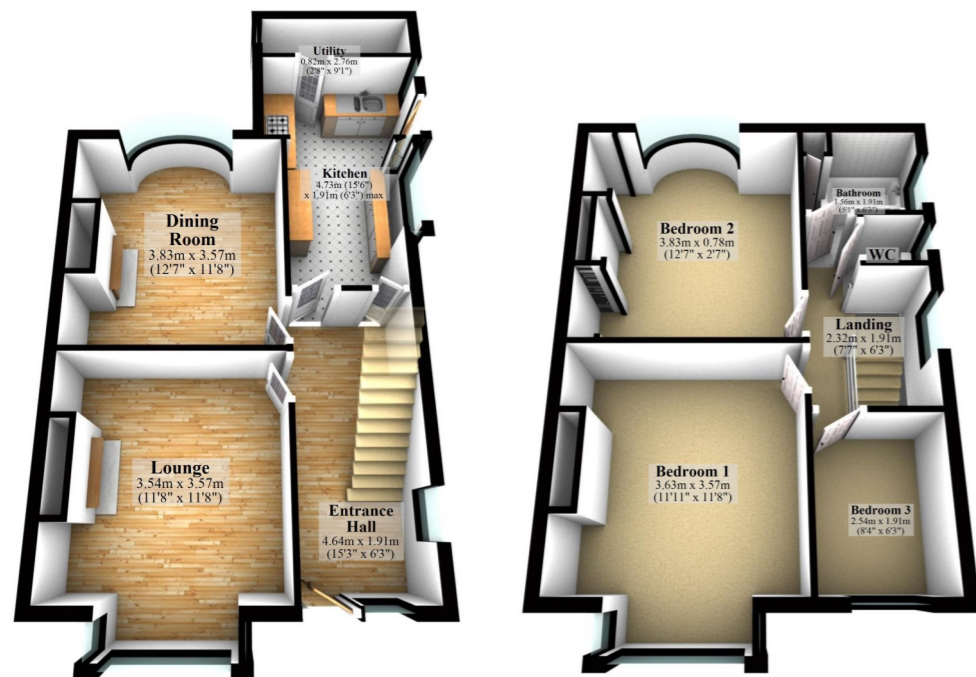
SERVICES:

Mains drainage, gas and electricity are all connected.

Viewing strictly through J H Homes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Three Bedroom Semi-Detached House
Popular Residential Location
FOR SALE £205,000



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We are pleased to offer for sale this traditionally built semi-detached family home is situated in an elevated position within a popular residential location offering excellent access to nearby schools, bus services and also the Co-op. This well presented accommodation is nicely appointed to comprise of a warm and welcoming hallway, two reception rooms and fitted kitchen with utility area. To the first floor there are three bedrooms, bathroom and separate WC. Externally the property is approached by stepped access to the front entrance door as you pass the level garage and gardens to the rear with side seating area. Suitable for a variety of purchasers.

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

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

EPC Rating: D



Estate Agency Act 1979

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ACCOMMODATION

The property is approached via stepped access as you pass the garage and gardens leading to the uPVC front door which opens directly to the entrance hallway.

ENTRANCE HALLWAY

15' 2" x 6' 3" (4.64m x 1.91m)

This warm and welcoming hallway with a light shaded wood grain laminate flooring, complimented by light décor, picture rail and coving. Within the hall there is a double central heating radiator, uPVC double glazed window to the side elevation and staircase leads to the first floor with painted handrail and spindles. Internal doors provide access to the two ground floor reception rooms and kitchen.



LOUNGE

11' 7" x 11' 8" (3.54m x 3.57m)

Providing a uPVC double-glazed box bay window to the front elevation being elevated from the road. The room has an attractive and modern decor theme with a featured wall in refreshing shades of light blue while the room is finished with a coved ceiling, picture rail and a decorative ceiling light rose.



The focal point within the room is a painted fire surround with conglomerate hearth and back housing a living flame coal effect gas fire and continuation of the laminate flooring from the entrance hallway. The room provides a double central heating radiator, TV aerial point as well as power points.

DINING ROOM

12' 6" x 11' 8" (3.83m x 3.57m)

Having a semi-circular uPVC double glazed window to the rear elevation offering aspect to the garden. The room again is of generous proportions with attractive décor complimented by a white painted picture rail around the perimeter of the room with white décor above, in addition to the light wood grain laminate flooring. There is a central fireplace feature with conglomerate styling housing an electric fire, overhead light, power points and a central heating radiator.



KITCHEN

15' 6" x 6' 3" (4.73m x 1.91m)

A lovely kitchen with modern units with a cream high gloss decor panel with metallic bar handles complimented with a light wood block effect work surface with green splash back tiling.



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Within the room there is a single drainer bowl and a half sink unit with mixer tap over, recess space for a slim line dishwasher, fridge freezer and recess electric cooker. Sat beneath a uPVC double glazed windows is a fixed breakfast bar area, double central heating radiator light decor to the walls, slate laminate style tiled floor, and a door offering access to a utility area with further door opening to the side elevation.

UTILITY AREA

Houses the logic gas boiler for the central heating and hot water systems has useful shelf storage and recess and plumbing for an automatic washing machine.

From the entrance hallway the staircase leads to the first floor with a turn to the three quarter landing.

LANDING

There is a double glazed patterned window to the side elevation, traditional doors offering access to the three bedrooms, bathroom, separate WC and access to the loft.

BEDROOM ONE

11' 10" x 11' 8" (3.63m x 3.57m)

This double bedroom is situated to the front of the property while provides a double-glazed bay window offering an elevated aspect over the rooftops of neighbouring properties and takes advantage of the excellent sunsets. The room is pleasantly decorated with a light decoration with a featured wall, there is white painted picture rail, with white above, central heating radiator, overhead light and power points.



BEDROOM TWO

12' 6" x 2' 6" (3.83m x 0.78m)

A further double bedroom benefits from a uPVC double glazed semi-circular window to the rear.

The room offers built-in curtain fronted wardrobes with upper storage cupboards and central shelves area. Within the room there is a double radiator, power points, and a light and modern decor theme with a featured wall in blue tones.



BEDROOM THREE

8' 3" x 6' 3" (2.54m x 1.91m)

This is a single bedroom situated to the front of the property. There is a uPVC double glazed window with radiator sat beneath. The room has overhead light and power points.



SEPARATE WC

With a low flush unit, uPVC double glazed patterned glass window to the side elevation and overhead light.

BATHROOM

5' 1" x 6' 3" (1.56m x 1.91m)

Comprises of a two piece white suite to include a shell style pedestal wash hand basin, bath with over the bath thermostatic shower, modern panelling around the bath area, fitted wall mirror, hand towel rail and a louvered door to a useful shelved storage cupboard. There is a uPVC double glazed window to the side elevation.