





152 FLASS LANE, BARROW-IN-FURNESS, LA13 0AX

£312,000

FEATURES

- Superior Detached Family Home
- Popular Location Close To Amenities
- Well Maintained & Updated By Current Owners
- Electric Gates & Hot Tub
- Hallway & Cloaks/WC
- Lounge With Bay Window
- Dining Room & Superb Kitchen
- Three Double Bedrooms - En-Suite In Master With TV
- Shower Room & Lovely Gardens
- Off-Road Parking & Garage

2 | 2 | 3 | Garage, Off Road Parking

JH Homes

Superb opportunity to acquire this impressive modern detached family home, occupying a generous plot within one of Barrow's most sought-after residential locations, ideally positioned between Holbeck and Roose. Beautifully presented throughout, the property offers spacious, well-planned accommodation, making it an ideal purchase for growing families seeking a home that is ready to move straight into. Enjoying an exceptionally convenient setting, within easy reach of a wealth of local amenities including Tesco Metro, Roose Railway Station, regular bus services and three popular family-friendly public houses and sports bars, including The Ship Inn, The Crofters and Roose Cons Club. Families are particularly well catered for with an excellent selection of highly regarded schools nearby, including Yarlside Academy, Newbarns Primary School, Roose Community Primary School, Furness Academy, St Bernard's Catholic High School and Chetwynde School. Comprising of entrance hallway, lounge, dining room with sliding patio doors, WC and kiitchen to the ground floor with three bedrooms, the master having an ensuite plus a family shower to the first floor. Complete with uPVC double glazing, gas-fired central heating system, parking, garage, neatly maintained front lawn and fully enclosed, low-maintenance garden designed for ease of upkeep and outdoor enjoyment. Offering generous family accommodation, an excellent location and superb outdoor space, this outstanding home is certain to appeal to a wide range of purchasers. Early viewing is strongly recommended to fully appreciate the size, quality and location of this exceptional family home.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Doors to lounge, kitchen, cloaks/WC and stairs to first floor.

WC

Fitted with a two piece suite comprising of WC and wash hand basin.

LOUNGE

13' 7" x 10' 0" (4.14m x 3.05m) widest points

Feature wall with log effect electric fire, radiator and uPVC bay window to front. Open double doorway to:

DINING ROOM

8' 3" x 10' 0" (2.51m x 3.05m)

Wood effect laminate flooring, radiator and uPVC double glazed sliding patio doors to rear garden. Door to:

KITCHEN

16' 1" x 8' 10" (4.9m x 2.69m) widest points

Fitted with an extensive range of high-gloss base, wall and drawer units with wood effect work surface over incoproating stainless steel sink and drainer with mixer tap and coordinating splashbacks. Integrated electric oven, five-ring gas hob with stainless steel and glazed extractor canopy over. UPVC double glazed window to rear, tiled flooring, stylish lighting and understairs storage cupboard. Door to the adjoining dining room/family room, PVC door to side and further door into the hallway.

FIRST FLOOR LANDING

Access to three bedrooms and family shower room.

MASTER BEDROOM

11' 10" x 10' 2" (3.61m x 3.1m)

Double room with radiator, uPVC double glazed window to front and door to:

EN-SUITE

Fitted with a contemporary white suite comprising of corner Jacuzzi-style whirlpool bath with integrated hydrotherapy jets, chrome mixer tap and handheld shower attachment, wall mounted pedestal wash hand basin and low level, dual flush WC. Ceramic wall tiling, wall-mounted illuminated mirror, tiled flooring, and a wall-mounted TV. UPVC double glazed window to front.

BEDROOM

10' 4" x 10' 5" (3.15m x 3.18m) widest points

Further double room with uPVC double glazed window to rear and radiator.

BEDROOM

7' 0" x 8' 11" (2.13m x 2.72m)

Single room with radiator and UPVC double glazed window to rear.

SHOWER ROOM

Modern three-piece suite comprising of low level, dual flush WC, pedestal wash hand basin and shower cubicle. Tiling to walls and uPVC double glazed window to side.

EXTERIOR

Lawned garden to front and pathway to main entrance door. Off-road parking providing access to the rear via electric gates. Rear garden is fully enclosed for privacy considerations and laid mostly to lawn with patio.

GARAGE

16' 11" x 8' 6" (5.16m x 2.59m)

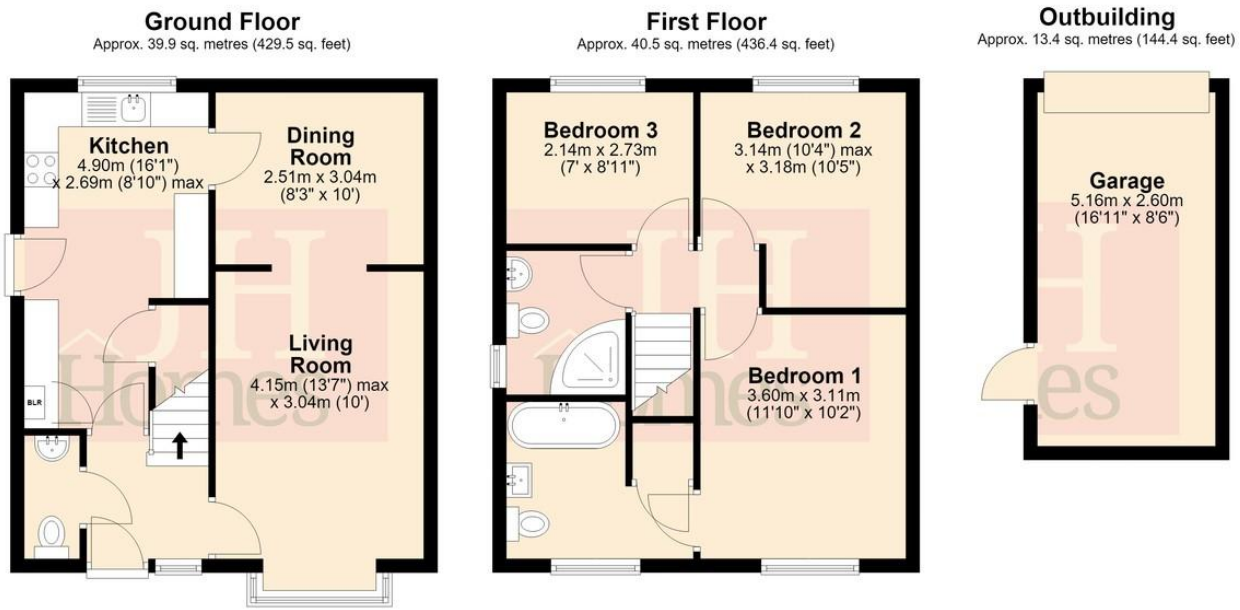
Up and over door, light and power.











Total area: approx. 93.9 sq. metres (1010.3 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric and 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 before the right hand bend the property can be found on your right. The property can be found by using the following ''What Three Words''
https://w3w.co/slick.facing.lowest

EPC GRAPH TO FOLLOW

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.