FREEHOLD

14 JESMOND AVENUE, BARROW-IN-FURNESS, LA13 9AW

£300,000

FEATURES

- Superior Family Sized Semi-Detached
- Rare Purchase Opportunity
- Gas CH System & uPVC DG
- Porch, Hallway & Lounge
- Stunning Family Kitchen/Dining Room
- Conservatory With A Solid Insulated Warm Tiled Roof
- Three Bedrooms, Bathroom & WC
- Gardens To Front & Rear & Garage
- Off-Road Parking With EV Charging Point
- Early Inspection Strongly Advised

1 | 2 | 3 | Garage, Off Road Parking, EV Charging (private)

Beautifully presented throughout, this superior three-bedroom semi-detached family home has been meticulously updated by the current owners, while retaining many attractive original-style features. Set back from the road, the property benefits from a fully enclosed rear garden with a decking area-ideal for relaxing or entertaining. An internal viewing is highly recommended to fully appreciate the space, finish, and overall appeal on offer. To the front, the property provides a driveway with off-road parking, complete with an EV charging point and access to the garage. The well-planned accommodation begins with an entrance porch leading into an inner hallway, a welcoming lounge featuring an open fireplace with a decorative surround, and a stunning open-plan kitchen/family dining room. This impressive space includes a central island, ample room for a dining table, and flows seamlessly into a beautifully updated conservatory. The conservatory has been enhanced with a recently fitted solid insulated warm tiled roof and bi-fold doors opening onto a decking area in the rear garden, creating an ideal setting for both everyday family living and entertaining. To the first floor, there are three well-proportioned bedrooms, a family bathroom, and a separate WC, offering practical accommodation for modern family life. Further benefits include modern contemporary décor throughout, LED lighting, a gas central heating system, and uPVC double glazing. Occupying a prominent position close to Barrow Park and The Academy, the home offers a highly convenient location for Barrow town centre, the train station, local schools, bus services, and Barrow Park Leisure Centre. This is a fantastic purchase opportunity, particularly suited to the family home buyer, and early inspection is strongly advised.

Accessed through a PVC door into:

ENTRANCE PORCH

Entrance door, borrowed light to family room and door to:

INNER HALLWAY

Understairs cupboard, doors to lounge and kitchen/family/dining room, plus stairs to the first floor.

LOUNGE

11' 11" x 12' 0" (3.65m x 3.66m) max

Feature fireplace, contemporary decor, radiator and uPVC double glazed window to the front.

KITCHEN/FAMILY/DINING ROOM

12' 8" x 19' 6" (3.86m x 5.94m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Space for a range cooker, dishwasher, microwave, breakfast bar and larder unit. Understairs area with space for a fridge/freezer and dining table, wooden flooring, radiator and cupboard housing the combination boiler for the heating and hot water system. Open to:

CONSERVATORY

9' 4" x 18' 6" (2.84m x 5.64m)

Bi-fold doors to the rear garden, wood laminate flooring and sloping ceiling with LED lighting.

FIRST FLOOR LANDING

UPVC double glazed window to the side providing natural light, doors to all three bedrooms, WC and bathroom.

BEDROOM

11' 11" x 12' 0" (3.65m x 3.66m)

Recently fitted wardrobes, radiator and uPVC double glazed window to the front.

BEDROOM

10' 4" x 12' 0" (3.15m x 3.66m) max

UPVC double glazed window to the rear and radiator.

BEDROOM

9' 6" x 7' 5" (2.9m x 2.26m)

Radiator and uPVC double glazed window to the rear.

BATHROOM

Stylish three-piece suit in white comprising of a wash hand basin, bath and shower cubicle, plus uPVC double glazed window to the front.

WC

Matching one-piece suite and uPVC double glazed window to the side.

EXTERIOR

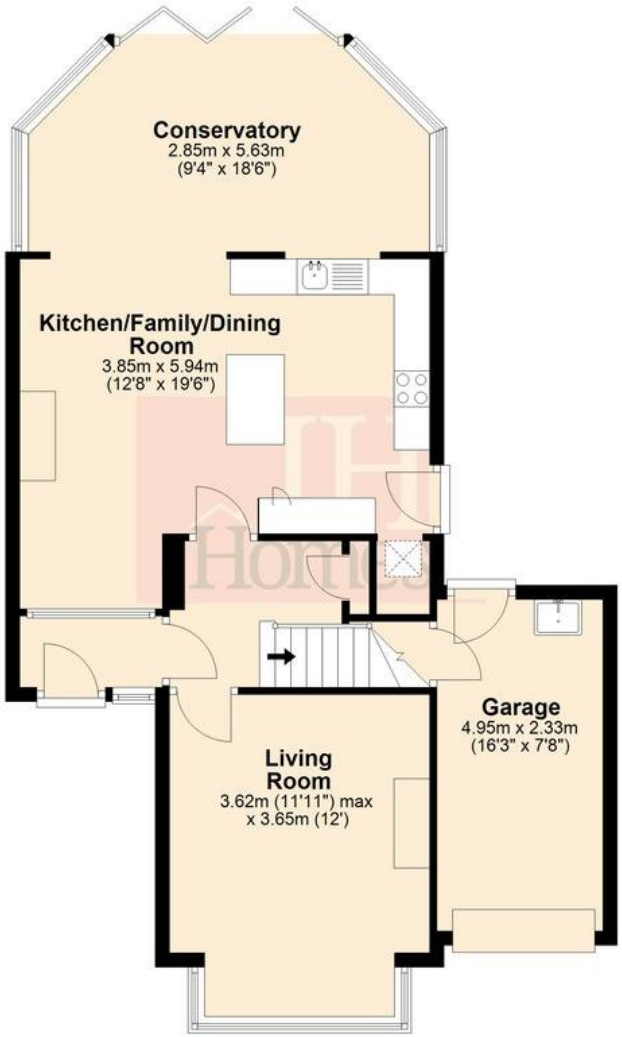
Block paved driveway for off-road parking with EV charging point, access to pathway leading to entrance door, lawn area and established plants. Enclosed garden to rear accessed via the conservatory to timber decking area and is laid mostly to lawn. Access to:

GARAGE

16' 3" x 7' 8" (4.95m x 2.34m)

Complete with understairs storage cupboard, sink and light and power points.

Ground Floor
Approx. 76.4 sq. metres (822.8 sq. feet)



First Floor
Approx. 46.2 sq. metres (496.9 sq. feet)

Total area: approx. 122.6 sq. metres (1319.7 sq. feet)

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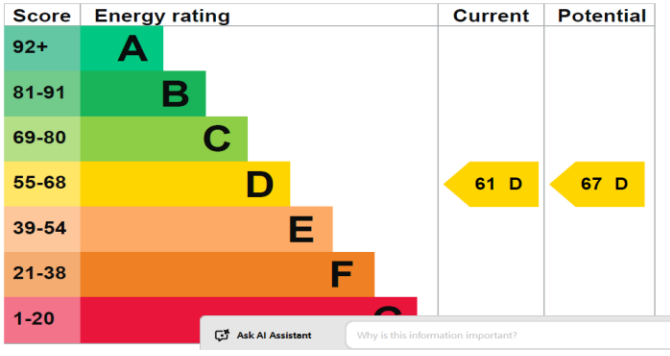
GENERAL INFORMATION
TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:
Entering Barrow from Dalton via Abbey Road, continue through two sets of traffic lights and before the pelican crossing, turn left into Fairfield Lane, and immediate right into Jesmond Avenue.
The property can be found by using the following ''What Three Words'':
https://w3w.co/darker.slides.tells



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.