



Infield Park | Barrow-in-Furness | Cumbria | LA13 9JL

- Superb Traditional Family Home
- Highly Sought After Location
- Very Well Maintained Throughout
- Vestibule, Hall, Washroom, Lounge
- Living Room, Dining Room, Kitchen
- 6 Bedrooms And Bathroom

Offers In Region Of £434,950

- Off Road Parking, Detached Garage
- Good Size Attractive Garden
- Gas C/H, Double Glazing



Property Description

Situated in a highly sought after residential location, this is a rare opportunity to purchase a large traditional family home. The property is beautifully maintained throughout with many traditional and original features. the house has flexible/spacious living accommodation and benefits from gas central heating, uPVC double glazing and comprises: off road parking to the front elevation with access to the house and garage, vestibule, entrance hall, washroom, lounge, living room, dining room, kitchen and utility room. To the first floor are 6 bedrooms and bathroom. To the rear of the property is a good size private garden with south westerly aspect. Early viewing is highly recommended.

SERVICES

Gas, Water, Electric, Telephone, Drainage

FRONTAGE

Having imprinted concrete frontage with ample off road parking and access to the house and garage.

VESTIBULE

Having original tiled flooring, 2 power points, dado rail, cornice and original leaded stained glass features to the entrance hall.

ENTRANCE HALL

Having original mosaic tiled flooring, 6 power points, 1 radiator, feature spindle and banister staircase, leaded stained glass window, cornice, under stairs storage cupboard and stripped pine doors to all rooms. Walk in cloaks cupboard with tiled flooring and shelving.

WASHROOM

10' 2" x 5' 9" (3.1m x 1.75m)

Having WC, wash basin, tiled flooring, 2 wall light points and picture rail.

LOUNGE

16' 8" x 14' 5" (5.08m x 4.39m)

Having coal effect living flame gas fire with marble hearth and wood surround, 6 power points, 1 radiator, 1 TV point, picture rail, freze and cornice and uPVC double glazed window.

LIVING ROOM

16' 7" x 13' 10" (5.05m x 4.22m)

Having coal effect living flame gas fire with tiled hearth and wood surround, 9 power points, 1 radiator, 1 TV point, cornice, freze and picture rail, uPVC double glazed windows and uPVC double glazed double doors overlooking the garden.

DINING ROOM

13' 4" x 11' 11" (4.06m x 3.63m)

Having gas fire aga with 2 hot plates and 2 ovens, oak fronted wall and base storage cupboard, working surface, welsh dresser style glass fronted display cabinets, original tiled flooring, 6 power points, 1 TV point, 1 telephone point, original built in shelf storage cupboards and uPVC double glazed window.

KITCHEN

12' 11" x 10' 1" (3.94m x 3.07m)

Having pine fronted wall and base storage cupboards, working surfaces, tiled surrounds, rebated stainless steel sink unit, range master cooker with 5 gas rings, 2 ovens and grill, plumbed for a dishwasher, 14 power points, 1 radiator, tiled flooring, 2 uPVC double glazed windows, access to the side elevation and utility room.

UTILITY ROOM

6' 2" x 3' 11" (1.88m x 1.19m)

Having plumbed for a washing machine, working surface, double wall cupboard, 4 power points and tiled flooring.

LANDING

Having spacious landing with 4 power points, 1 radiator and built in storage cupboard with hot water cupboard.

BEDROOM 1

16' 8" x 14' 5" (5.08m x 4.39m)

Having original fireplace feature with cast iron inset, tiled hearth and surround, 8 power points, 1 radiator, 1 TV point, wash basin with base storage cupboard and 2 uPVC double glazed windows. Bedroom 1 has a interconnecting door with bedroom 5, that is ideal for as a nursery/dressing room.

BEDROOM 2

14' 5" x 12' 4" (4.39m x 3.76m)

Having original cast iron fireplace with tiled inset, 6 power points, 1 radiator, dado rail and uPVC double glazed window.

BEDROOM 3

13' 11" x 11' 11" (4.24m x 3.63m)

Having original cast iron fireplace with tiled inset, 4 power points, 1 radiator, 1 TV point and uPVC double glazed window overlooking the garden.

BEDROOM 4

12' 9" x 9' 3" (3.89m x 2.82m)

Having 1 radiator, 2 power points and 2 uPVC double glazed windows.

BEDROOM 5/DRESSING ROOM

16' 8" x 9' 8" (5.08m x 2.95m)

Having built in wardrobe and storage, 2 power points and uPVC double glazed window. Bedroom 5 has a interconnecting door to bedroom 1 and would make an ideal nursery/dressing room.

BATHROOM

11' 8" x 9' 4" (3.56m x 2.84m)

Having white suite with bath, shower hose from mixer taps, WC, wash basin, separate tiled shower cubicle, 1 radiator, tiled surrounds and uPVC double glazed window.

SECOND FLOOR LANDING

Having access to bedroom 6 and store.





BEDROOM 6

14' 11" x 12' 10" (4.55m x 3.91m)

Having 4 power points, 1 radiator, wall mounted gas central heating boiler and uPVC double glazed window. This room would also make an ideal study room.

STORE

12' 6" x 6' 6" (3.81m x 1.98m)

Having skylight.

GARAGE

27' 3" x 9' 5" (8.31m x 2.87m)

Having double door access to the front elevation, 4 power points and access door to the garden.

GARDEN

Having very good size private lawned garden to rear with spacious paved patio, mature borders and south westerly aspect. Arctic spa hot tub on patio.

VIEWING

Key accompanied, telephone first

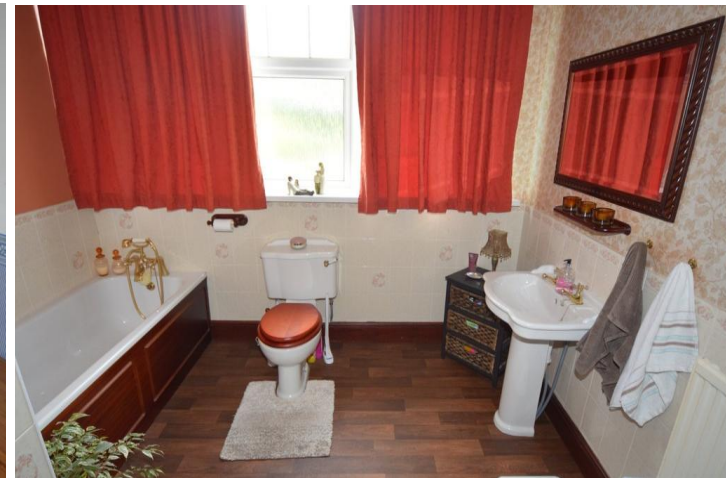
MORTGAGE SERVICES

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an independent Mortgage Broker we are not tied to a limited range of mortgage products but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and financial circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. Expert independent advice now will benefit you for the lifetime of your mortgage and could save you time and money. For further information call our offices ask our accompanied viewer and they will be more than happy to make your appointment to suit you.

GENERAL

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

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Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

16-18 Cavendish Street

Barrow-In-Furness

Cumbria

LA14 1SB

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Dalton Branch Office
70 Market Street
Dalton-in-Furness
Cumbria LA15 8AA
Tel (01229) 469911

Ulverston Branch Office
25 King Street
Ulverston
Cumbria LA12 7DZ
Tel (01229) 582889

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

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