



**JH**  
Homes

**£120,000**



DIRECTIONS

Entering Barrow on the A590 Park Road turn left after Kimberly-Clark onto Schneider Road. Continue along Schneider Road until reaching the roundabout take the second exit onto Ainslie Street continuing down Ainslie Street taking the third turning into Rutland Street, proceed down Rutland Street taking the second turning on the right onto Westmorland Street. The property is situated towards the end on the left-hand side.

GENERAL INFORMATION

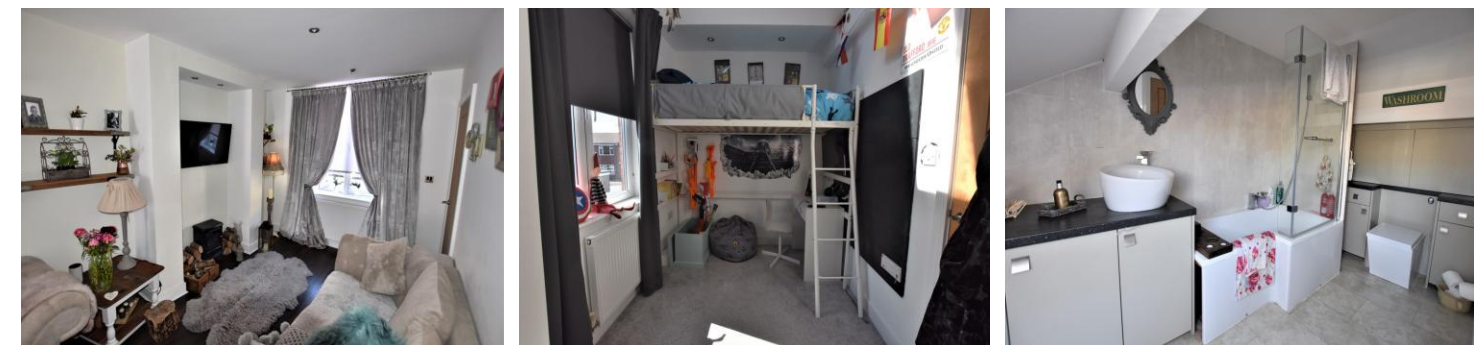
TENURE: Freehold  
 COUNCIL TAX: Band A  
 LOCAL AUTHORITY: Barrow Borough Council  
 SERVICES: Mains drainage, gas and electricity are all connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



**Estate Agency Act 1979**

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This is a superb opportunity to purchase a fully refurbished completely modernised mid-terraced home and is popular and convenient location. The property has undergone a complete restoration over recent years and now offers a stylish and well-presented home that will be truly appreciated upon inspection. Accessed for a stylish composite front door there is fabulous open plan ground floor living dining space with a modern kitchen and central Island feature, there are two good bedrooms to the first floor and a staircase to the upper floor where there is a bathroom with utility area. The property has gas fired central heating, uPVC double glazing, a sunny and enclosed yard to the rear and is ready to walk into and would make a fabulous home for either the first-time purchaser or rental investor. Must be viewed quickly to avoid disappointment.



#### ENTRANCE HALL

The property is accessed via a modern composite, double glazed, feature door with central glazed panel that provides access to the entrance hallway. The hall has a dark wood grain laminate flooring that continues through the rest of the ground floor. Feature staircase leads to the first floor and modern Oak panel door providing access to.

#### LIVING/DINING KITCHEN

27' 5" x 12' 8" (8.36m x 3.86m)  
 Widest points This wonderful room offers stylish modern living with a modern complete open plan layout with the front designated as the sitting area with recessed TV bracket to the wall in the former chimney breast. UPVC double glazed window to the front and central heating radiator. To the rear of the room are two fully glazed uPVC doors opening to the yard and further light from two Velux roof lights.

The kitchen area is fitted with a range of modern and stylish wood grain, decor panel with long metallic bar handles, comprising numerous large drawers and cupboards to the oval central island. This is complemented with a granite effect work surfacing which has an inset bowl and a half sink unit with mixer tap, inset electric hob to the island and featuring breakfast bar/dining area. To the main run of units there is a double oven and grill built into a central wall unit with cupboards to either side. Stylish white decor is complimented with two natural brick exposed walls. To the kitchen end of the room, there are two stylish vertical radiators, and to the far rear area is a built-in fridge and freezer with cupboards to either side matching the kitchen units. This is a fantastic room that will truly be appreciated upon inspection.

#### FIRST FLOOR LANDING

From the entrance hall the feature wooden staircase leads to the first floor with a turn to the upper section featuring matching wooden handrails. The landing has modern oak panel doors to the two bedrooms and a further staircase proceeds to the upper floor.

#### BEDROOM

12' 8" x 8' 3" x 12' 6" (3.86m x 2.51m x 3.81m)  
 This is an excellent double bedroom that has an open fronted recess over the stairs, a modern door to an under stairs wardrobe/store area with hanging rail. The bedroom has inset lighting to the ceiling, central heating radiator, power sockets and TV point. UPVC double glazed window to the front elevation.



#### BEDROOM

12' 7" x 7' 0" (3.84m x 2.13m)  
 A stylish bedroom with vaulted ceiling maximising the full space to the room. With light décor, central heating radiator and power sockets. A comfortable and modern bedroom. UPVC double glazed window to the rear and two Velux skylights.

#### SECOND FLOOR LANDING

The feature staircase returns to the upper floor, with the upper landing area having a glass panel to the banister rail and access to the bathroom.

#### BATHROOM

11' 5" x 5' 11" plus 8' 5" x 5' 7" (3.48m x 1.8m plus 1.67m x 1.7m)  
 "L-shaped" room with reduced head height to the side. The bathroom has been stylishly fitted with a modern shower over bath with glazed screen and mixer tap shower, wash basin with freestanding tap set onto a surface with storage cupboard under, WC with push button cistern and cupboards offering additional storage. To the corner of the bathroom there is plumbing for a washing machine, central heating radiator, tiling to the splash backs and laminate effect tiled floor. Velux double glazed roof light, door to an eave's storage area.

#### EXTERIOR

Exterior the property is pavement front and to the rear there is a small, enclosed yard with sunny elevations and access to the rear service lane.

