



JH
Homes

£130,000



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DIRECTIONS

Proceeding down Abbey Road, through the crossroads and heading towards the train station. Continue over the railway and taking your next right onto Holker Street. Continue along Holker Street passing a number of turnings to your left, just after the turning to Blake Street the property can be found a short while along on the right hand side. Identified by our "For Sale" board.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BANDING: A
 LOCAL AUTHORITY: Barrow Borough Council
 SERVICES: All mains services including, gas, electric, water and drainage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

JH
Homes

95 Holker Street,
 Barrow-in-Furness, LA14 5RT

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

This traditional mid terraced property is situated in a popular residential area offering easy access to nearby superstores, railway station and bus services. The accommodation comprises of an entrance vestibule and hallway, Lounge with double doors opening to the dining room, a good size kitchen, three bedrooms and bathroom. Outside there is a forecourt area to the front and to the rear is a yard and garage.



Accessed via an aluminium framed double glazed door opening into:

ENTRANCE HALL

Original style tile flooring and half glazed internal door opening to the inner hallway.

INNER HALL

Radiator and staircase leading to the first floor.

SITTING ROOM

14' 8" x 10' 11" (4.47m x 3.33m) plus bay
Aluminium framed, double glazed, bay window to the front elevation looking to Holker Street. Excellent room with attractive modern décor, high coved ceiling, central ceiling light point and attractive central, feature fireplace with substantial fire surround, tiled hearth and marble effect inset. Power sockets, radiator and folding half glazed pine doors offering access to:

DINING ROOM

13' 1" x 11' 3" (3.99m x 3.43m)
Double glazed, oak effect PVC French doors to the rear opening to the yard. Double doorway to the adjacent kitchen, Amtico style wood grain flooring, radiator, power socket and useful under stairs store.

KITCHEN

16' 10" x 8' 10" (5.13m x 2.69m)
Two uPVC double glazed, oak effect windows to the side elevation. Fitted with a range of base, wall and drawer units in cream, with woodgrain patterned work service over. Incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Flavel range cooker with 8 hobs, twin ovens and warming drawer. Stainless steel black backsplash and cooker hood over. Space for freestanding fridge/freezer, pine panelling to the ceiling, recess and plumbing for washing machine, radiator and recessed shelving unit with glass shelves.

FIRST FLOOR LANDING

Access to all bedrooms, bathroom and loft.

BEDROOM

14' 8" x 12' 3" (4.47m x 3.73m)
Aluminium framed, double glazed window to the front elevation. Generous double with high ceiling, modern décor, radiator and power sockets.

BEDROOM

13' 3" x 9' 2" (4.04m x 2.79m)
Further good sized room with wood grain laminate flooring, high ceiling, power socket and radiator. Aluminium framed, double glazed window to the rear.



BEDROOM

10' 4" x 9' 0" (3.15m x 2.76m)
Aluminium framed, double glazed window to the rear. Single room with woodgrain laminate flooring, radiator, ceiling light point and power socket.

BATHROOM

6' 2" x 5' 11" (1.88m x 1.8m)
Fitted with a three-piece suite in white comprising of WC with concealed cistern, wash hand basin with mixer tap with storage cupboard under and bath with curved play shower screen and over bath shower. Modern panelling to walls and pine panelling to the ceiling with a chrome ladder style towel radiator. UPVC oak effect double glazed patterned glass window to the side.

GARAGE

24' 10" x 8' 4" (7.57m x 2.54m)
Doors opening to the rear. Housing the gas boiler for the central heating and hot water systems.

EXTERIOR

To the front of the property there is a forecourt with low retaining wall and gated access to the street. To the rear is a yard offering storage space with door to the rear service lane and door to an outside WC and connecting door to garage.

