

JH Homes **£140,000**



DIRECTIONS

Leaving Barrow town centre turn Right at Ramsden Square onto Abbey Road. At the next roundabout turn Left onto Hindpool Road turn First Left into Laundry Street then first right onto Lawson Street, then take the third Left into Keith Street and number 36 is towards the top on the left.

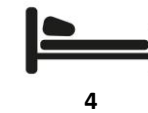
GENERAL INFORMATION

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 | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 52 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.



**36 Keith Street,
 Barrow-in-Furness, LA14 2NN**
 For more information call **01229 445004**
 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
 www.jhhomes.net or contact@jhhomes.net

Of deceptive external appearance this fabulous red brick, Grade II listed mid terraced house must be viewed to be appreciated. Very well presented and decorated by the present owners and offering spacious accommodation suited to a wide range of purchases including the family buyer. Comprising of vestibule, hall, lounge, dining room, kitchen, four bedrooms, bathroom and enclosed yard to the rear. Complete with gas fired central heating system, uPVC double glazing and being convenient for the town centre with permit roadside parking. This property is offered for sale with the advantage of early and vacant possession having no upper chain.



Accessed through a feature uPVC door with arched upper pane and further double-glazed pane to the door frame. Opening into:

ENTRANCE VESTIBULE

Traditional door providing access to:

ENTRANCE HALL

Coving to ceiling, coat hooks to wall and radiator. To the end of the hall the staircase leads to the first floor.

LOUNGE

12' 4" x 11' 2" (3.78m x 3.41m)

UPVC double glazed window to the front elevation, traditional coving to ceiling, radiator and modern electric fire with log flame effect feature fixed to the chimney breast. Large archway provide access to the dining room.

DINING ROOM

12' 9" x 11' 5" (3.91m x 3.50m)

Radiator, power, light and door to the kitchen. Good-sized uPVC double glazed window to the rear.

KITCHEN

14' 2" x 7' 2" (4.34m x 2.19m)

Three uPVC double glazed windows to the side and half glazed uPVC door to the yard. Fitted with an attractive range of modern base, wall and drawer units with modern metallic handles and white work surface with contrasting tiling to the upstands to include a small breakfast bar. Inset one and a half bowl sink and drainer with mixer tap, electric hob with cooker hood over, low-level electric oven, recess and plumbing for washing machine, space for dryer and recess for fridge freezer. Wood grain effect vinyl flooring and high-level cupboard housing the electric key meter and circuit breaker control.

FIRST FLOOR LANDING

Staircase leading to the first floor, at the three-quarter landing is a feature newel post handrail and spindles and the rear landing provides access to the bathroom and a bedroom. From the main landing there is access to two bedrooms and door to a lobby for access to the top floor bedroom. Double doors to a built-in traditional storage cupboard with hanging rail and shelf.

BEDROOM

7' 6" x 7' 3" (2.31m x 2.212m)

Single room with radiator, power and light. UPVC double glazed window is to the rear.



BATHROOM

6' 1" x 4' 3" (1.86m x 1.30m)

Fitted with a three-piece suite in white comprising of WC, panelled bath with mixer tap shower and glazed shower screen and pedestal wash hand basin. Tiled splashbacks, fitted mirror above the sink and bath, and uPVC double glazed patterned glass window to the side.

BEDROOM

12' 5" x 9' 4" (3.79m x 2.87m)

Double room with high ceiling, uPVC double glazed window to the front, radiator, electric light and power and door to the side opening to an excellent walk-in wardrobe area.

BEDROOM

9' 8" x 8' 0" (2.97m x 2.46m)

Further double room with radiator, built-in cupboard to the alcove housing the gas boiler for heating and hot water systems and offering additional storage. UPVC double glazed window to the rear.

BEDROOM

12' 11" x 16' 10" (3.96m x 5.15m) widest points

Some reduced head height at the side of the room. Inset lighting to ceiling, integrated smoke alarm, two Velux rooflights and ample electric power sockets.

EXTERIOR

Pavement fronted and enclosed yard to rear with painted walls and door to rear service lane. On street parking with resident's permit.

