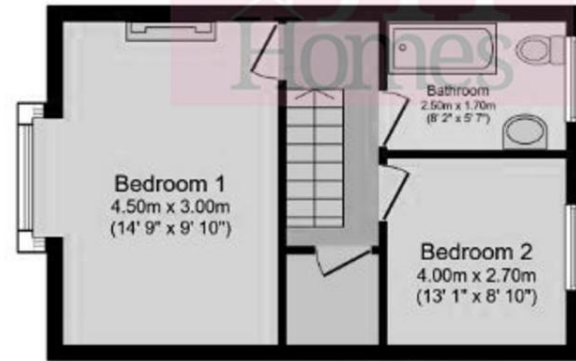


Ground Floor



First Floor

Total floor area 70.3 sq.m. (757 sq.ft.) approx

DIRECTIONS

From Abbey Road as you are leaving Barrow. Continue driving until you meet the traffic lights alongside the park, turning left into Ainslie Street and right after the Co-op onto Harrogate Street. The property can be found at the very top of the road on your right hand side identified by our Pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/hoping.critic.warm>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BAND: B

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: All mains services including, gas, electric, water and drainage.



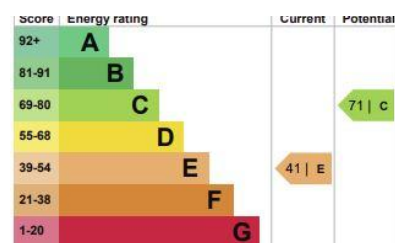
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2



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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.

178 Harrogate Street,
Barrow-in-Furness, LA14 5NA

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Well presented and ready to move into traditional two bedroom semi detached house, conveniently situated within this popular residential area, offering free flowing accommodation the property comprises of two reception rooms, extended fitted kitchen and two bedrooms and bathroom to the first floor. Gas central heating system, double glazing and garden to rear. We expect that the property will appeal to a range of purchasers and viewing is advised to appreciate the presentation of this lovely home.

Popular location with a variety of amenities and services including; infant and primary school, dental surgeries, CO-OP, bus services, post office and public house.



Accessed through a uPVC door to the side elevation opening into:

ENTRANCE

Stairs immediately ahead of you and internal doors opening into both reception rooms.

LOUNGE

14' 9" x 9' 10" (4.5m x 3m)

Square bay window with fitted blinds situated to the front of the property providing ample natural daylight. Laminate flooring, central nest fire to the chimney breast, fitted shelving to alcoves, overhead light, power points and radiator.

DINING ROOM

14' 9" x 9' 10" (4.5m x 3m)

Useful under-stairs storage, French doors with access to the rear garden, overhead lighting, power points and open access through to the kitchen.

KITCHEN

10' 6" x 6' 7" (3.2m x 2.01m)

Fitted with a comprehensive range of grey base, wall and drawer units with complimentary work surface, splash back tiling and modern style flooring. Contained within the work surface is a sink unit with side drainer, beneath the uPVC double glazed window and electric hob, oven and overhead extractor.

FIRST FLOOR LANDING

Access to bedrooms and bathroom.

BEDROOM

14' 9" x 9' 10" (4.5m x 3m)

Double room with bay window facing the front elevation offering fitted blinds. Radiator, overhead light and power points.



BEDROOM

13' 1" x 8' 10" (3.99m x 2.69m)

Situated to the rear of the property with uPVC double glazed window, overhead light, radiator, and power points.

BATHROOM

5' 7" x 8' 2" (1.7m x 2.49m)

Three-piece suite comprising of bath with overhead shower, pedestal wash hand basin and WC. Splash back tiling, radiator and double glazed window with fitted blind.

EXTERIOR

Forecourt frontage with pathway leading to the side access to the garden and side entrance door. To the rear of the property is an enclosed garden and patio.

