



£76,000



DIRECTIONS

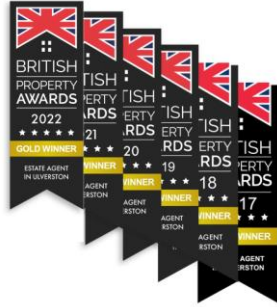
From Abbey Road, turn down Park Drive and continue until after Aldi. Continue to proceed down Risedale Road, take the third turning into Moorfield Street, turn second right into Kent Street and the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/seat.alive.rabble>

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	63 D	62 B
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.



1



2



1

90 Kent Street,
 Barrow-in-Furness, LA13 9QR

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional mid terraced house in a popular location offering convenient access to local amenities. Desirable for a range of buyers including the first-time purchase or rental investor and offers comfortable accommodation that comprises of lounge, dining kitchen, ground floor bathroom, two double bedrooms and yard with useful store to rear. Gas central heating system, uPVC double glazing and the property offers comfortable home with great potential to develop and improve to the new owner's requirements. Early viewing is invited.



Accessed through a uPVC double-glazed door opening to:

ENTRANCE VESTIBULE

Electric meter and circuit breaker box to the wall with open access to lounge.

LOUNGE

12' 1" x 11' 4" (3.69m x 3.46m)

UPVC double glazed window to the front with fitted blind, alcoves with feature fireplace with electric pebble glow effect fire, radiator, grey wood grain effect laminate flooring, TV point and coving to ceiling. Half-glazed door to the rear of the room opens to the staircase and kitchen/diner.

KITCHEN/DINER

11' 4" x 10' 6" (3.47m x 3.22m)

Fitted with a range of base, wall and drawer units with granite effect work surface incorporating stainless-steel sink unit, five ring gas hob with low-level oven and cooker filter hood over. Tiling to floor, further tiling to splashbacks, radiator, under floor heating and recess for appliances. Open access is to rear lobby.

REAR LOBBY

Tiled floor and uPVC double-glazed door to the yard with further door opening to the ground floor bathroom.

BATHROOM

7' 3" x 5' 3" (2.23m x 1.62m)

Three piece suite in white comprising of WC, pedestal wash basin, and bath with shower over and shower rail. Tiling to walls with central border tile and tiled floor with under floor heating.

FIRST FLOOR LANDING

Staircase least the first floor with handrail. Access to all first floor rooms.

BEDROOM

12' 2" x 11' 5" (3.72m x 3.48m)

Double room with picture rail, coving, radiator, electric light and uPVC double glazed window to the front elevation.



BEDROOM

11' 4" x 10' 6" (3.47m x 3.21m)

Further double room situated to the rear with uPVC double glazed window. Wall mounted "I Mini" gas boiler for the heating and hot water system, radiator and built-in storage cupboard over the stairs.

EXTERIOR

Pavement fronted. To the rear is a yard with door to service lane and door to workshop/store.

STORE

11' 1" x 7' 1" (3.39m x 2.17m)

Single glazed window, electric light and power and plumbing for washing machine.

