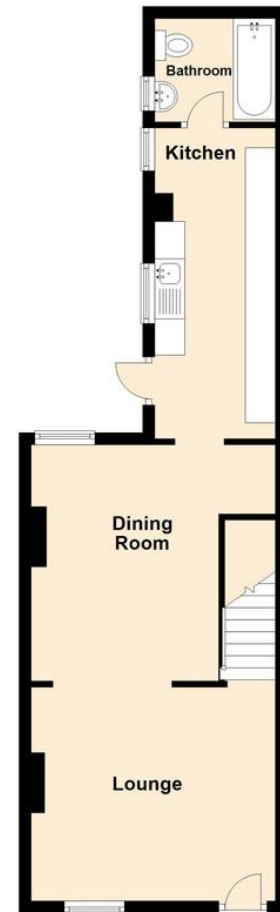


Ground Floor
Approx. 45.1 sq. metres (485.5 sq. feet)



First Floor
Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 sq. feet)



DIRECTIONS

Leaving Barrow Town Centre, passing Morrisons Supermarket, continue on this road passing St Georges Church. Take the second left-hand turning into Rawinson Street, second right onto Ramsden Street and then first right onto Smeaton Street before turning left onto Glasgow Street. The property can be found on the left.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Barrow Borough Council
 SERVICES: Mains services include gas, electric, water and drainage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	82 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.



JH Homes

£69,500



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**13 Glasgow Street,
 Barrow-in-Furness, LA14 2ED**

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Three bedroom mid terraced house with two open plan reception rooms, downstairs bathroom and kitchen with access to rear yard. On street parking, gas central heating system and double glazing. In need of modernisation but creating the perfect opportunity for someone to start from scratch and create something of their own. Close to many local amenities including Barrow Railway, shops and schools. Would suite investor and is offered with no upward chain.



Accessed through a PVC door with opaque double glazed inserts into:

LOUNGE

13' 4" x 11' 1" (4.06m x 3.38m)

UPVC double glazed window to the front, cupboard housing gas meter, high level fuse board and electric meter. Central ceiling light point, radiator, stairs to first floor and open archway to:

DINING ROOM

12' 12" x 10' 3" (3.96m x 3.12m)

UPVC double glazed window to the rear, open to under stairs, central ceiling light point and radiator.

KITCHEN

17' 0" x 6' 7" (5.18m x 2.01m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Wall mounted Logic boiler, radiator and two sets of moveable spot lights to ceiling. PVC door with glazed inserts and two uPVC double glazed windows to the side.

BATHROOM

5' 7" x 6' 1" (1.7m x 1.85m)

Three piece suite comprising of panelled bath, low level, dual flush WC and pedestal wash hand basin. Tiled splashbacks, extractor, central ceiling light point and ladder style radiator. Opaque uPVC double glazed window to the side.

FIRST FLOOR LANDING

Access to all bedrooms and loft.



BEDROOM

8' 5" x 6' 8" (2.57m x 2.03m)

Single room with uPVC double glazed window to the side, radiator and central ceiling light point.

BEDROOM

12' 2" x 8' 2" (3.71m x 2.49m)

Double room with uPVC double glazed window to the rear, radiator and central ceiling light point.

BEDROOM

13' 4" x 11' 1" (4.06m x 3.38m)

Further good sized double room with uPVC double glazed window to the front, central ceiling light point and radiator.

EXTERIOR

To the rear is a fully enclosed rear yard with gate to rear access lane.

