

Floorplan To Follow

DIRECTIONS

From Ramsden Square in Barrow head West towards Abbey Road. Continue along Abbey Road until you reach Furness Heating on the corner of Abbey Road and Hartington Street. Turn left up this road and continue along until you reach the T Junction at the junction turn right into Blake Street and the property can be found on your left hand side identified by our pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/power.fund.part>

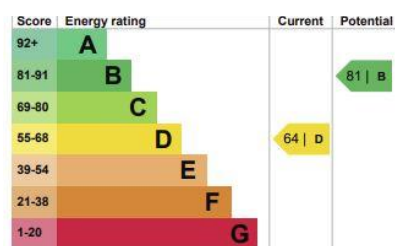
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Barrow Borough Council

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

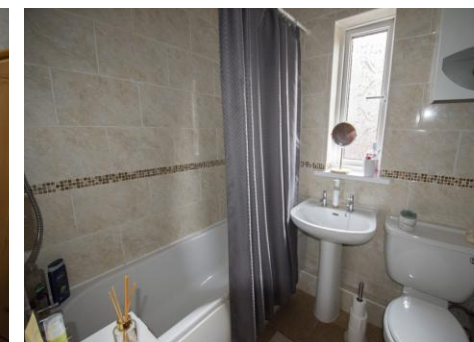
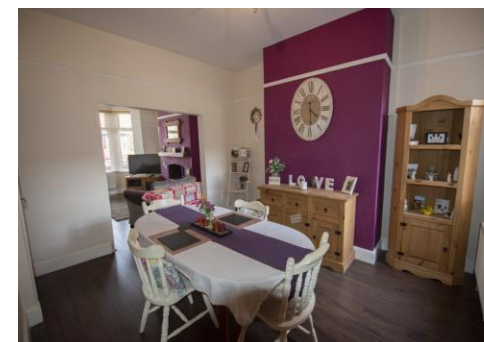


Estate Agency Act 1979

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.



£150,000



2



3



1

163 Blake Street,
Barrow-in-Furness, LA14 5RS

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

JH Homes are pleased to be able to offer for sale this deceptively spacious fore-court fronted mid terrace home, with some period features including traditional high ceilings, coving and mouldings. Laid out over two floors providing family accommodation which comprises of entrance hall, spacious through lounge/diner with feature multi fuel stove, kitchen and three bedrooms and family bathroom to first floor. Completing this property is a gas central heating system, double glazing and enclosed artificial lawn to the rear which perfect for enjoying, without having to be too green fingered. Viewing is advised to appreciate this lovely home.



Fore-court frontage leading to uPVC double glazed front door which opens into:

PORCH

Dado rail, coving to ceiling, laminate flooring and pine half glazed door opening into:

ENTRANCE HALL

Exposed characteristic detail, radiator, overhead light and stairs leading to first floor. Door into:

LOUNGE

14' 7" x 10' 9" (4.44m x 3.28m)
Double glazed bay window facing the front with fitted blinds, radiator, multi fuel stove set to tiled hearth with wooden beam over and exposed brickwork. Coving to ceiling, overhead light and power points.

DINING ROOM

13' 0" x 11' 2" (3.96m x 3.4m)
Picture rail, uPVC double glazed window, radiator, laminate flooring, overhead light, telephone point and power points. Under-stairs storage and access to kitchen.

KITCHEN

11' 4" x 8' 7" (3.45m x 2.62m)
Fitted with a range of base, wall and drawer units with work surface over incorporating stainless steel sink unit with side drainer and mixer tap. Integrated appliances include four ring Neff gas hob, Neff hide and slide electric fan assisted oven with Stoves extractor hood over ,fridge/freezer and dishwasher. Ample power points, radiator, uPVC double glazed window and PVC door with glazed inserts to rear.

FIRST FLOOR LANDING

Split landing with exposed spindles and balustrade. Access to all bedrooms, bathroom and loft.

BEDROOM

14' 5" x 12' 1" (4.39m x 3.68m)
Double room with UPVC double glazed window with fitted blind, central overhead light, radiator, power points and laminate flooring.



BEDROOM

13' 2" x 8' 10" (4.01m x 2.69m)
Further double room with uPVC double glazed window to rear, radiator, overhead light and power point.

BEDROOM

10' 10" x 8' 9" (3.3m x 2.67m)
Versatile room with power points, overhead light and radiator sat beneath uPVC double glazed window.

BATHROOM

6' 3" x 5' 7" (1.91m x 1.7m)
Fitted with a white three piece suite comprising of bath with fixed shower over, WC and pedestal wash hand basin. Finished with full wall and floor tiling, wall mounted stainless steel towel rail, inset lighting to ceiling and uPVC double glazed window.

EXTERIOR

Fore-court frontage whilst to the rear of the property is an artificial lawn which is perfect for enjoying, without having to be too green fingered. Decked seating area, two security lights and access to utility/store.

UTILITY/STORE

8' 10" x 5' 11" (2.69m x 1.8m)
Plumbing connection for washing machine, wall mounted Gloworm boiler for the central heating and hot water system and power points.

