



£99,500



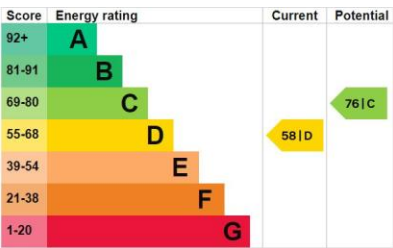
DIRECTIONS

Proceeding into Barrow along Park Road, turn left towards the Ormsgill Hotel onto Schneider Road. Proceed Down Schneider Road and after passing the Baguette-Me-Not bakery turn left onto Beech Street, then left onto Oak Rd which then becomes Lime Street and Number 12 is on the Right.

The property can be found by using the following "What Three Words" <https://what3words.com/senses.tribe.basis>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, electric, water are all connected



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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.

12 Lime Street,
 Barrow-in-Furness, LA14 5EF
 For more information call **01229 314049**
 2 New Market Street
 Ulverston
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www.jhhomes.net or contact@jhhomes.net

Traditional mid terraced house situated in a pleasing and convenient location which is presented to an excellent standard that will be appreciated by internal inspection and offers accommodation suited to a range of buyers including the first-time purchaser or perhaps the rental investor. Having gas fired central heating system, uPVC double glazing and comprising of vestibule, lounge, dining/kitchen, utility/WC, two double bedrooms to the first floor with the main bedroom providing access to the bathroom completed with a sunny yard to rear.



Accessed through a feature PVC door with double glazed inserts, giving access to:

VESTIBULE

Wood grain vinyl flooring and half-glazed door opens directly:

LOUNGE

11' 10" x 10' 2" (3.63m x 3.10m) widest points inc vestibule. Feature electric fire to wall with pebble glow effect and mantle shelf over, modern vertical column radiator to alcove and to the other alcove a TV shelf and storage cupboard under. UPVC double glazed window, attractive modern décor, electric light and power points. Door to the side of the room provides access to an inner hall.

INNER HALL

Staircase to first floor and door to dining/kitchen.

KITCHEN/DINER

11' 11" x 11' 5" (3.65m x 3.50m). Fitted with a range of base, wall and drawer units with gold pull handles this is complemented with the wood block effect work surface, fixed breakfast bar and incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Recess to chimney breast for a range cooker with cooker hood over, recess and plumbing for slimline dishwasher, space for fridge freezer and an open under stairs area. Modern décor with herringbone wood pattern vinyl flooring, double-glazed window to rear yard and door to rear hall.

REAR HALL

PVC door with double glazed inserts to rear, modern panelling to three walls and door to utility/WC.

CLOAKROOM/WC

5' 10" x 5' 8" (1.79m x 1.73m). UPVC double glazed window to side, an area of work surface incorporating stainless-steel sink unit with mixer tap and space underneath with plumbing for washing machine and storage cupboard. WC with push button flush, gas combi boiler mounted to the wall for the central heating and hot water systems and radiator. Modern panelling to walls and continuation of the flooring from the kitchen.



FIRST FLOOR LANDING

Access to both bedrooms and bathroom.

BEDROOM ONE

12' 0" x 11' 10" (3.68m x 3.61m). Radiator, electric light, power points and connecting door to bathroom. UPVC double glazed window to rear.

BATHROOM

9' 11" x 5' 11" (3.03m x 1.81m). Modern stylish three-piece suite comprising of bath with glazed shower screen and over bath mixer tap shower, WC with push button flush and pedestal wash hand basin with mixer tap, and fitted mirror over. Modern high gloss marble effect panelling to splashbacks, painted beam and uPVC double glazed window.

BEDROOM TWO

11' 10" x 10' 2" (3.63m x 3.10m). Double room to the front of the property with uPVC double glazed window. Radiator, double glazed window and open doorway to a useful over-stairs storage area with access to loft.

EXTERIOR

Pavement fronted with pleasant sunny and enclosed yard to rear with useful storage shed and door to rear service lane.

