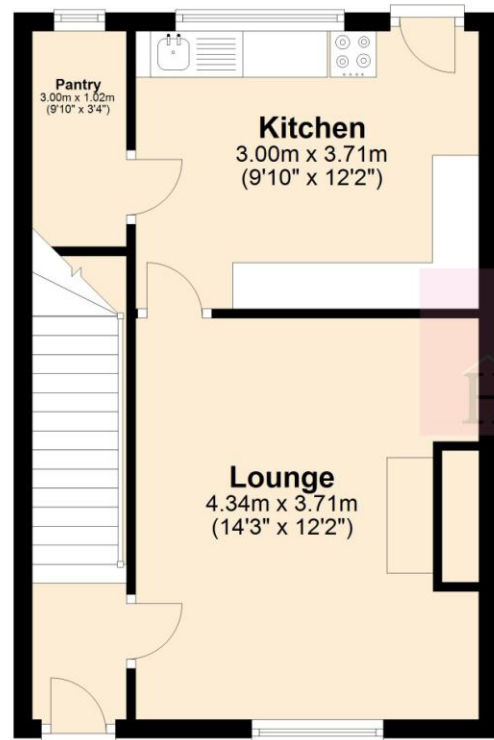


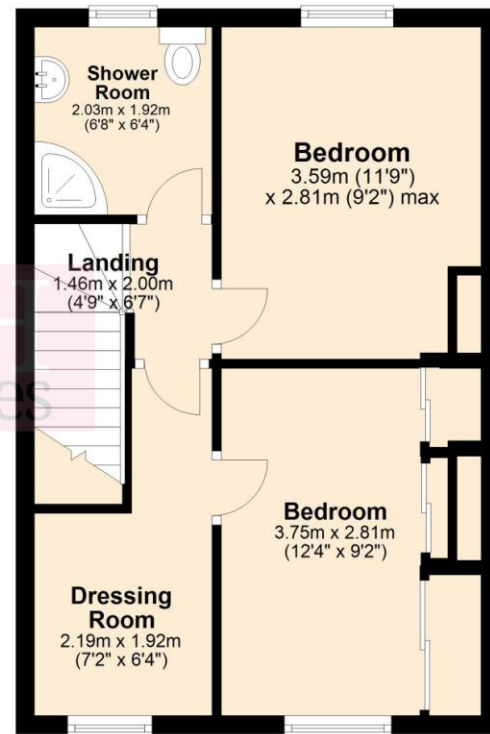
Ground Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 71.8 sq. metres (773.0 sq. feet)

DIRECTIONS

From Abbey Road, turn down Park Drive and continue until after Aldi onto Risedale Road. Proceed to take a right hand turn onto Brook Street and then your first right onto Gloucester Street. The property is on the 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/golf.quiz.deny>

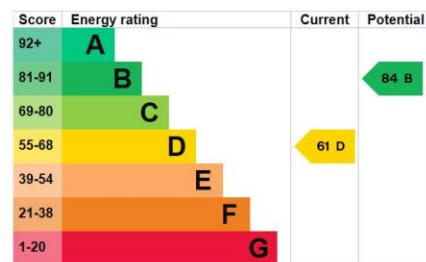
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness 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.



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73 Gloucester Street, Barrow-in-Furness,
Cumbria, LA13 9RY

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional mid-terraced home, in a popular location which will appeal to a variety of buyers including the first-time buyers and investors who are looking for a property with modest updating/personalisation required. Owned by the family for many years, the property comprises of vestibule, lounge, kitchen, pantry with a shower room and two bedrooms and dressing room to the first floor. Completing the property is double glazing and a spacious yard to the rear with coal store and WC. Offered for sale having the benefit of no upper chain and popular residential location, which attracts a wide range of buyers due to the range of local amenities and services nearby. These include a Post Office, pharmacy, Co-op, bakery, fish and chip takeaway, Aldi supermarket, primary school and Furness Academy.



Accessed through a PVC door with glazed inserts into:

HALL

Stairs lead to first floor, wall mounted night storage heater, overhead light and internal door opens directly into.

LOUNGE

14' 3" x 12' 2" (4.34m x 3.71m)
UPVC double glazed window with fitted blind to front, living flame coal effect gas fire set on a polished hearth and back with surround. Picture rail, overhead light, power points and internal door to kitchen.

KITCHEN

9' 10" x 12' 2" (3m x 3.71m)
Range of base and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap, contrasting upstand and tiled floor. Recess space with plumbing connection for washing machine, electric cooker point and door to pantry. UPVC window to rear with vertical blind and PVC door to yard.

PANTRY

9' 10" x 3' 4" (3m x 1.02m)
With shelving, tiled flooring, wall light, Main multi point balanced flue water heater, uPVC double glazed window and wall mounted coat hooks.

FIRST FLOOR LANDING

Access to bedrooms, shower room, night storage heater and overhead light.



BEDROOM

12' 4" x 9' 2" (3.76m x 2.79m)
Double room with wardrobe storage, uPVC double glazed window to front, overhead light and power points.

BEDROOM

11' 9" x 9' 2" (3.58m x 2.79m) widest points
Double bedroom, uPVC double glazed window with vertical blind, overhead light and power point.

DRESSING ROOM

7' 2" x 6' 4" (2.18m x 1.93m)
Single room with uPVC double glazed window to front, ceiling light point and power points.

SHOWER ROOM

6' 8" x 6' 4" (2.03m x 1.93m)
Three-piece suite comprising of low level, dual flush WC, pedestal wash hand basin and corner shower enclosure with fixed shower. Panelling to walls, vinyl flooring, uPVC window with roller blind to rear and overhead light.

EXTERIOR

Generous sized yard to rear with storage shed, coal house and WC. Rear gate to service lane.

