

Total area: approx. 72.4 sq. metres (779.4 sq. feet)

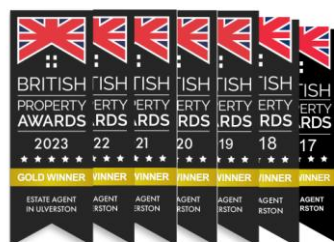
DIRECTIONS

Proceeding down Abbey Road turn left towards the end, at lights on Rawlinson St turn left and continue down Rawlinson Street towards the end and turn left into Lumley Street. Take the left into Smeaton Street and after a short distance the property can be found on the right hand side.

The property can also be found by using the following "What Three Words" <https://what3words.com/duke.calls.mount>

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.



JH Homes **£75,000**



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Traditional two bedroom mid terraced home in a predominately residential area and is highly popular for first-time buyers, couples and landlords. Offered for sale with vacant possession and having no upper chain, the property provides gas central heating system, double glazing and requires updating/personalisation to reflect today's standards. Comprising of entrance hallway, through lounge/dining room with further access to kitchen and the rear yard. To the first floor are two bedrooms and bathroom. Viewings advised.



Entered through a PVC door with glazed inserts into:

ENTRANCE HALL

Stairs to first floor, door into lounge:

LOUNGE

10' 1" x 10' 5" (3.07m x 3.18m)
UPVC double glazed window to front, ceiling light point, wall light point and radiator. Lower level cupboard units to one full wall and open to:

DINING ROOM

12' 10" x 11' 1" (3.91m x 3.38m)
UPVC double glazed window to rear, ceiling light point, wall light point and radiator. Under stairs cupboard offering hanging space and shelving.

KITCHEN

8' 6" x 7' 0" (2.59m x 2.13m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated four ring hob with cooker under and hood over, ceiling light point, wall mounted Worcester boiler, space and plumbing for washing machine and uPVC double glazed window to side and PVC door with opaque double glazed inserts to rear yard.

FIRST FLOOR LANDING

Access to bedrooms, bathroom, loft and central ceiling light point.



BATHROOM

8' 11" x 6' 11" (2.72m x 2.11m)
Fitted with a three piece suite comprising of panelled bath, low level WC and pedestal wash hand basin. Fully tiled, ceiling light point, radiator and cupboard with shelving. Opaque uPVC double glazed window to side.

BEDROOM

13' 0" x 8' 8" (3.96m x 2.64m)
Ceiling light point, radiator and uPVC double glazed window to rear.

BEDROOM

10' 2" x 14' 2" (3.1m x 4.32m)
Double room with uPVC double glazed window to front, ceiling light point and radiator.

EXTERIOR

To the rear is a fully enclosed yard, shed with electric, gate to rear access lane and raised bed.

