

Total area: approx. 136.9 sq. metres (1473.9 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 Rawlinson Street and at the crossroads of Rawlinson and Ramsden turn left onto Ramsden Street where the property can be found a short drive up on the right.

The property can be found by using the following approximate "What Three Words"
<https://what3words.com/newest.slice.budget>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains services include gas, electricity, water and drainage.

EPC To Follow

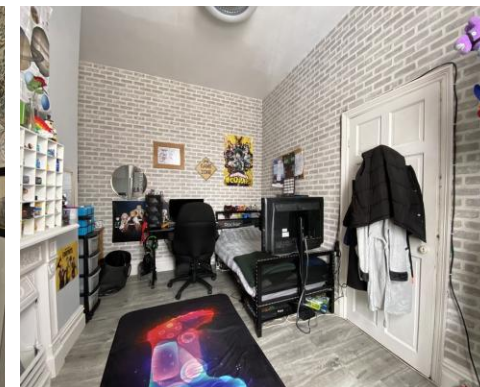


Estate Agency Act 1979
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£150,000



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www.jhhomes.net or contact@jhhomes.net

Superb sized property laid out over three floors with original features including coving, decorative cornices, high ceilings and deep skirtings. Offering ample accommodation comprising of two reception rooms with archway between, kitchen, two bedrooms and bathroom to first floor with a further bedroom and additional room which could be used as a dressing room or home office. Completing this this home is a gas central heating system, double glazing and enclosed rear yard. Now in need of some upgrading/personalisation but having the bones and feel of a great family home which wants to continue making memories. Close to many local amenities including Barrow Railway, shops and schools.



Entered through a PVC door with decorative inserts into:

PORCH

Wall light and wooden door with opaque glazed inserts into:

ENTRANCE HALL

Stairs lead to first floor, decorative original style cornice and coving to ceiling, ceiling light point and radiator. Door which has been cleverly changed into shelving but still has the door and architrave in situ, further door into dining room.

DINING ROOM

14' 2" x 12' 3" (4.32m x 3.73m)

PVC door with glazed insets to rear with opening top, under stairs cupboard with power, ceiling light point, coving to ceiling, traditional recess to chimney stack and radiator. Open to:

LOUNGE

13' 1" x 12' 5" (3.99m x 3.78m)

Good sized room with uPVC double glazed window to the front, ceiling light point with rose, open fire with tiled hearth surround and mantle. Radiator, fitted cupboard to one recess housing gas meter, further cupboard housing electric meter and coving to ceiling.

KITCHEN

12' 2" x 7' 1" (3.71m x 2.16m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Space for upright fridge freezer, space and plumbing for washing machine, dishwasher and space for freestanding gas cooker. Tiled splashbacks, two uPVC double glazed windows to side, and spot lights to ceiling.

FIRST FLOOR LANDING

Split landing with access to the bathroom with the main landing have access to two bedrooms, stairs to second floor and ceiling light point.

BATHROOM

7' 9" x 6' 11" (2.36m x 2.11m)

Fitted with a three piece suite comprising of panelled bath with mixer shower over and screen, unique sink with mixer tap set to cupboard and low level WC with dual flush. Traditional double cupboard housing the wall mounted boiler, two uPVC opaque double glazed windows to side and rear, ceiling light point and loft access. Fully tiled walls, floor tiling, overhead storage above door and radiator.



BEDROOM

14' 2" x 8' 11" (4.32m x 2.72m)

Double room with traditional fire surround, uPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM

17' 9" x 13' 1" (5.41m x 3.99m)

Excellent size room which is currently shared. Decorative fire surround, ceiling light point, decorative coving to ceiling, radiator and uPVC double glazed window to front.

SECOND FLOOR LANDING

Loft access, built in cupboard for storage and ceiling light point.

DRESSING ROOM/OFFICE

14' 1" x 10' 3" (4.29m x 3.12m) widest points

Ceiling light point and suitable for a number of uses.

BEDROOM

13' 2" x 16' 8" (4.01m x 5.08m) widest points

Further double room with uPVC double glazed window to the front, ceiling light point, radiator and eaves storage.

EXTERIOR

To the rear is an enclosed yard with two access gates for bins etc. Water tap and offering an excellent sun trap.

