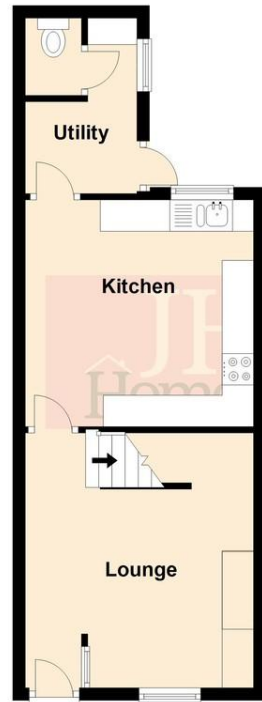


Ground Floor
Approx. 33.4 sq. metres (360.0 sq. feet)



First Floor
Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 66.9 sq. metres (720.0 sq. feet)

DIRECTIONS

From the roundabout at Roose, with Deltawaite on your right continue along Roose Road passing the turning for Furness Abbey, the Co-Op where the road will just after the railway turn into Salthouse Road. Continue along, past the newsagents before taking the turning on your right sign posted March Street and then left onto Macadam Street. The property can then be found a short drive down 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/singer.grape.term>.

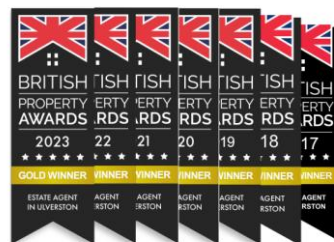
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains services include 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.



£65,000



1



2



1

**13 Macadam Street,
Barrow-in-Furness, LA14 2ES**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Two bedroom mid terraced house with lounge, kitchen/diner, utility, downstairs WC, bathroom off one of the bedrooms which are to the first floor and enclosed rear yard. On street parking, gas central heating system and double glazing. In need of modernisation but creating the perfect opportunity for someone to start from scratch and create something of their own. Close to many local amenities including Barrow Railway, shops and schools. Would suite investor and is offered with no upward chain.



Entered through a pvc door with opaque double glazed inserts into:

ENTRANCE VESTIBULE

Borrowed light opaque glazed insert, high level fuse board and electric meter.

LOUNGE

13' 4" x 11' 10" (4.06m x 3.61m)
UPVC double glazed window to front, radiator, open to under stairs, wall light, ceiling light point and stairs to first floor. Wooden door with glazed inserts into:

KITCHEN/DINER

11' 11" x 11' 11" (3.63m x 3.63m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap.

Integrated oven with gas hob and cooker hood over, tiled splash backs, moveable spot lights to ceiling, radiator and uPVC double glazed window to rear. Wooden door with glazed inserts into:

UTILITY ROOM

9' 2" x 5' 10" (2.79m x 1.78m)
PVC door with opaque glazed inserts to rear yard, uPVC double glazed window to side, plumbing and space for washing machine with a section of worktop over and moveable spot lights to ceiling.

WC

Low level, dual flush WC.

FIRST FLOOR LANDING

Ceiling light point, access to bedrooms and thermostat.



BEDROOM

10' 4" x 12' 0" (3.15m x 3.66m) Double room with uPVC double glazed window to front, cupboard over stairs offering rail for hanging and shelving space. Ceiling light point and radiator.

BEDROOM

12' 0" x 11' 10" (3.66m x 3.61m)
Further double room with uPVC double glazed window to rear, double cupboard, radiator and ceiling light point.

BATHROOM

9' 3" x 5' 9" (2.82m x 1.75m)
Fitted with a white three piece suite comprising of panelled bath with mixer shower and screen, low level, dual flush WC and pedestal wash hand basin. Plastic cladding to ceiling and walls, wall light and radiator.

EXTERIOR

To the rear is an enclosed yard with gate to access lane.

