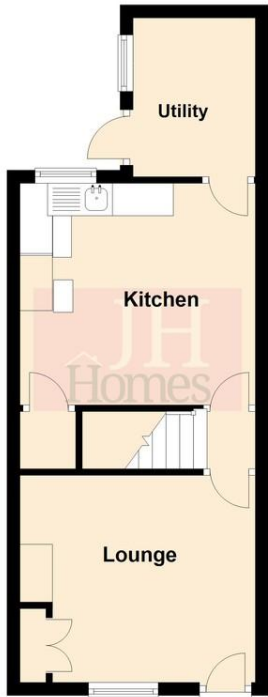


Ground Floor
Approx. 32.7 sq. metres (351.6 sq. feet)



First Floor
Approx. 32.7 sq. metres (351.6 sq. feet)



Total area: approx. 65.3 sq. metres (703.1 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/employ.handy.moves>

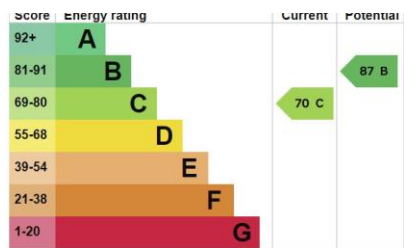
GENERAL INFORMATION

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.




1



2



1

14 Penrith Street,
Barrow-in-Furness, LA14 2BP
 For more information call **01229 445004**
 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Two bedroom mid terrace with lounge, kitchen/diner, downstairs utility, bathroom off of the rear bedroom and enclosed rear yard. Gas central heating system, double glazing and now in need of some updating. Suitable for an investor or party who is looking for a project to get their teeth into. Close to many local amenities including Barrow Railway, shops and schools. Would suite investor and is offered with no upward chain.



Entered through PVC door into:

LOUNGE

10' 5" x 11' 11" (3.18m x 3.63m)
UPVC double glazed window to front, cupboard housing gas meter and high level electric meter. Ceiling light point, radiator and door into inner lobby with stairs to first floor and door into kitchen/diner.

KITCHEN/DINER

11' 2" x 12' 0" (3.4m x 3.66m)
Fitted with a range of base and wall units with worktop over incorporating stainless steel sink and drainer with mixer tap. Space for freestanding cooker, tiled splash backs, tiled floor, ceiling light point, radiator and under stairs cupboard.

UTILITY ROOM

8' 0" x 6' 2" (2.44m x 1.88m)
Plumbing for washing machine, ceiling light point, uPVC double glazed window to side and PVC door with double glazed inserts to rear yard.

FIRST FLOOR LANDING

Access to bedrooms and ceiling light point.

BEDROOM

10' 6" x 11' 11" (3.2m x 3.63m)
Double room with uPVC double glazed window to front, radiator and ceiling light point.



BEDROOM

11' 3" x 12' 0" (3.43m x 3.66m)
Further double room with cupboard housing boiler, ceiling light point and radiator.

BATHROOM

8' 2" x 6' 3" (2.49m x 1.91m)
Steps down into room with three piece white suite comprising of panelled bath with mixer tap and shower attachment, low level, dual flush WC and pedestal wash hand basin. Plastic cladding to wet area round bath, radiator, ceiling light point and uPVC opaque, double glazed window to side.

EXTERIOR

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

