



DIRECTIONS

Follow the A590 towards Barrow heading towards Furness General Hospital and Park Road. As you come down the dual carriageway take the third exit onto Park Rd/A590 signposted Barrow. Proceed on this road for a couple of miles until you see the Ormsgill Hotel on the left close to the 'T' Junction. Turn right onto Park Road going into Scheinder Road and proceed along this road until you reach the roundabout where on the right is the Tally Ho Pub. Continue straight across the roundabout onto Ainslie Street where the property can be found on the left hand side identified by a pink "For Sale" board.

The property can be found by using the following approximate "What Three Words"

<https://what3words.com/hill.manual.vocab>

GENERAL INFORMATION

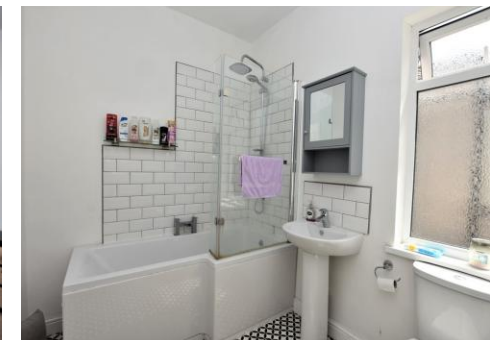
TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, water and electric



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 **£135,000**



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**194 Ainslie Street,
 Barrow-in-Furness, LA14 5BG**

For more information call **01229 445004**

2 New Market Street
 Ulverston
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www.jhhomes.net or contact@jhhomes.net

Traditional forecourt fronted mid terrace house in this pleasing and popular location convenient for local amenities and the town centre. Suited to a range of buyers including the first time purchaser and is ready for early occupation. Comprising of porch, hall, lounge, dining room, kitchen, two double bedrooms, box room and bathroom to the first floor. Pleasant, enclosed yard to rear with storage shed, gas central heating, double glazing and is recommended for early viewing to appreciate the spacious proportions and great further potential the property has to offer.



Accessed through a PVC door with leaded and pattern glass panes and further pattern glass pane above.

PORCH

Electric circuit breaker control point, meter, wood grain effect laminate flooring and open access to:

HALL

Radiator behind decorative cover, coving to ceiling, staircase to first floor and glazed internal doors to both lounge and dining room.

LOUNGE

9' 6" x 11' 9" (2.9m x 3.58m) plus bay
Rectangular double glazed window with fitted blind, radiator, coving to ceiling and picture rail. Ceiling light point, power and telephone point.

DINING ROOM

13' 1" x 12' 3" (4.01m x 3.74m)
PVC door with double glazed inserts with matching side window opening to rear yard. Wooden flooring, radiator, power points and ceiling light point. Open access to understairs storage area and glazed door to kitchen.

KITCHEN

15' 1" x 6' 6" (4.61m x 2.00m)
Fitted with a range of base, wall and drawer units with wood block effect work surface over incorporating ceramic one and a half bowl sink with drain er and mixer tap. Tiled splashbacks, integrated gas hob, electric oven and wall mounted gas boiler for the heating hot water systems. Recess and plumbing for washing machine and slimline dishwasher, space for fridge and recess for dryer. UPVC double glazed window, wooden stable door, panelling to ceiling with inset lights and radiator.

FIRST FLOOR LANDING

Return at the three-quarter landing, banister rail and spindles and access to loft with the drop down ladder.



BEDROOM

13' 2" x 11' 11" (4.01m x 3.63m)
Double room with TV point, radiator and uPVC double glazed window offering an open aspect to the front.

BEDROOM

10' 4" x 10' 2" (3.15m x 3.1m)
Double room to rear with uPVC double glazed tilt and turn window with outlook down to the yard. Radiator, power and light.

STUDY

6' 8" x 3' 10" (2.05m x 1.18m)
UPVC double glazed pattern glass window, radiator and power socket.

BATHROOM

8' 0" x 6' 6" (2.45m x 2.00m)
Fitted with a three piece suite in white comprising of bath with glazed shower screen, side mounted mixer tap and shower over with tiling to surrounds, pedestal wash hand basin with mixer tap and bathroom cabinet over and WC with push button flush. Tile effect vinyl flooring, ladder style towel radiator and uPVC double glazed pattern glass window.

EXTERIOR

Front forecourt with low retaining wall. To the rear there is a pleasant, flagged yard with raised borders, seating space and garden storage shed. Gated access to service lane and outside water tap.

