



DIRECTIONS

Follow the A590 towards Barrow-in-Furness as you come down the dual carriageway after passing Dalton, 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 left 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, take the second turning on the right into Rutland Street and then take the third main turning into Westgate Road where the property can be found on the left.

The property can be found by using the following What3Words <https://what3words.com/undulation.sharp.tiles>

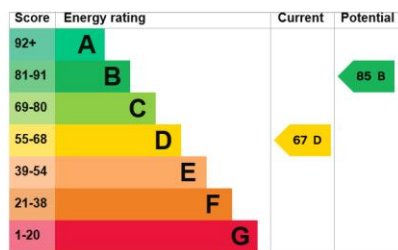
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric and water are all connected



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.



£100,000



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**54 Westgate Road,
Barrow-in-Furness, LA14 5AH**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional mid terraced home in this excellent location offering convenient access to Barrow town centre and its amenities. The property is currently utilised as a successful let and offers accommodation comprising of vestibule, hall, lounge, dining room, kitchen and to the first floor three bedrooms and a bathroom. Completed with gas fired central heating system, double glazing and offers potential for further modernisation/personalisation dependent on requirements. Considered suitable for a range of buyers from the rental investor to first time purchaser, with early viewing invited and recommended.



Accessed through a PVC door with double glazed patterned inserts into:

PORCH

Original tiling to floor and traditional door with glazed inserts into:

HALL

Tiled floor, radiator, traditional coving and feature arch. Staircase to first floor and doors to lounge and dining room.

LOUNGE

11' 5" x 10' 5" (3.49m x 3.20m)
UPVC double glazed window to front, coving to ceiling picture rail, radiator and light wood grain effect laminate style flooring.

DINING ROOM

12' 10" x 10' 7" (3.92m x 3.24m)
Light wood grain effect laminate flooring, picture rail uPVC double glazed window to yard, electric light and power. Open access to inner hall with door to under stairs store and access to kitchen.

KITCHEN

14' 9" x 7' 10" (4.51m x 2.40m)
Spacious kitchen fitted with a range of base, wall and drawer units with pattern work surface over incorporating stainless steel sink and drainer with mixer tap and tiled upstands. Integrated gas hob with cooker hood over, electric oven, recess and plumbing for washing machine, space for fridge/freezer and wall mounted gas boiler for the heating and hot water systems. Light woodgrain effect laminate flooring, ceiling light point and radiator.

FIRST FLOOR LANDING

Split at the three quarter with access a bedroom and bathroom. The main landing giving access to two further bedrooms.



BEDROOM

13' 11" x 11' 5" (4.26m x 3.48m)
Double room with picture rail, radiator and uPVC double glazed window.

BEDROOM

12' 11" x 8' 7" (3.95m x 2.64m)
UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM

9' 6" x 4' 11" (2.9m x 1.5m)
Single room with radiator and double glazed window.

BATHROOM

7' 10" x 4' 10" (2.40m x 1.49m)
Fitted with a three piece suite in white comprising of bath with glazed shower screen and mixer tap shower, pedestal wash hand basin and WC. UPVC double glazed pattern glass window, tile effect vinyl flooring, radiator, Xpelair and ceiling light point.

EXTERIOR

Pavement frontage and enclosed yard to rear with door to service lane.

