

Total area: approx. 70.7 sq. metres (761.5 sq. feet)

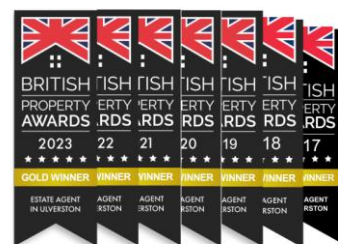
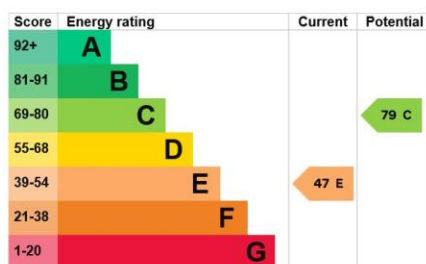
DIRECTIONS

Driving into Barrow along Abbey Road. At the traffic lights, turn left into Rawlinson St at the traffic lights with Greengate St continue straight across. Take the next turning on the left, then second turning on the right into Penrith Street, where the property is situated on your right.

The property can be found by using the following "What Three Words" <https://what3words.com/abode.deal.agenda>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains Gas, Electric, Water & Drainage 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.




£57,500



1



2



1

**23 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

Traditional mid terraced property situated in a convenient location close to Greengate Street School. Ideal renovation project perfect for builder/developer or enthusiastic first-time buyer. UPVC double glazing the property offers great potential to create a comfortable home. Comprising of hall, lounge/diner, kitchen, two bedrooms to the first floor plus bathroom. Enclosed yard with good size store to rear. Perfect renovation project reflected in the competitive price.



Accessed through a PVC front door opening into:

ENTRANCE HALL

High level electric meters and staircase to first floor.

LOUNGE

10' 0" x 9' 9" (3.05m x 2.97m)

UPVC double glazed window, gas meter cupboard, electric light and power. Open archway to:

DINING ROOM

13' 4" x 10' 3" (4.06m x 3.12m)

Wooden fireplace surround with gas fire, two wall light points and uPVC double glazed window to rear. Door to under stair store and multi pane glazed door to kitchen.

KITCHEN

9' 1" x 7' 2" (2.77m x 2.18m)

Fitted with an older range of base, wall and drawer units with patterned work surface over incorporating sink and drainer. Access and point for gas cooker, recess and plumbing for washing machine and PVC door giving access to rear yard and uPVC double glazed window.

FIRST FLOOR LANDING

BEDROOM

10' 0" x 13' 3" (3.05m x 4.04m)

Double room to the front of the property, gas wall heater, uPVC double glazed window and coving to ceiling.



BEDROOM

13' 4" x 7' 7" (4.06m x 2.31m)

UPVC double glazed window, gas wall heater and built in cupboards to alcove.

BATHROOM

9' 1" x 7' 2" (2.77m x 2.18m)

Three piece suite comprising of corner bath with shower over and rail, WC and pedestal wash hand basin. Tiling around the bath/shower and half tiling to walls, pine clad ceiling and uPVC double glazed window is to rear.

EXTERIOR

To the rear of the property is an enclosed yard with door to service lane and door to useful store ideal for bikes etc.

