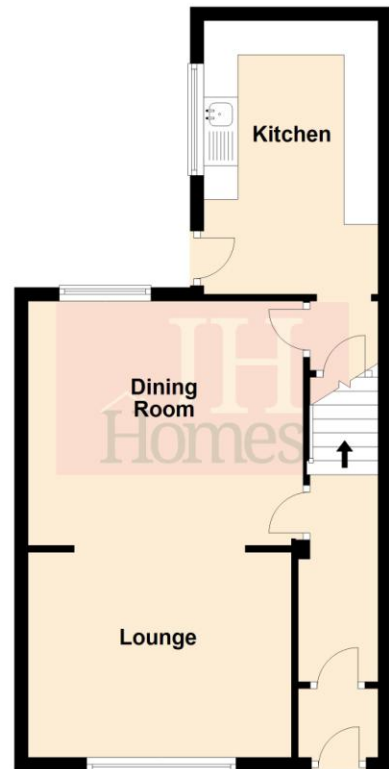
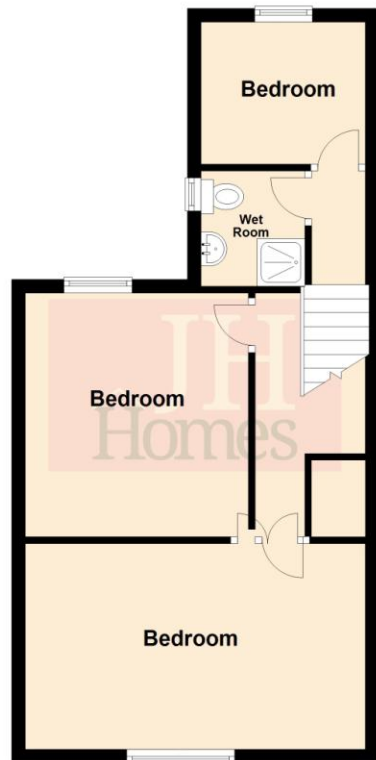


Ground Floor
Approx. 44.8 sq. metres (482.7 sq. feet)



First Floor
Approx. 42.9 sq. metres (462.1 sq. feet)



Total area: approx. 87.8 sq. metres (944.8 sq. feet)

DIRECTIONS

Proceeding down Abbey Road and at the traffic lights by Railway Station turn left onto Greengate Street. Continue along Rawlinson Street and at the lights with Ramsden Street carry straight on. Continue and turn left into Lumley Street continue up Lumley Street turning Left into Marsden Street with the property situated on your left.

The property can be found by using the following "What Three Words" <https://what3words.com/bounty.faded.cakes>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including 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.




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19 Marsden Street,
Barrow-in-Furness, LA14 2AY

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent opportunity to purchase a spacious traditional mid terraced house situated in this established and popular residential position. Offered for sale with vacant possession, having no upper chain and with great potential for general modernisation and personalisation. Comprising of porch, entrance hall, lounge open to dining room, kitchen and three bedrooms plus wet room to the first floor. Endosed yard to rear, uPVC double glazing and gas central heating system. Being a good size, it is perfect for a range of buyers including the family purchaser or rental investor and early viewing is invited to appreciate the great potential property offers.



Accessed through a PVC door with oval pane into:

ENTRANCE HALL

Traditional tiled floor, coat hooks to wall and high level electric meter point. Wooden glazed door entrance hall with radiator, traditional coving to ceiling and staircase to first floor. Glazed multi pane door to dining room open to lounge.

LOUNGE

9' 10" x 12' 8" (3m x 3.86m)
UPVC double glazed window to front with fitted blind, coving to ceiling, central feature, feature with mahogany shaded fire surround, conglomerate style inset and hearth with living coal flame fire. Radiator, electric light and power and open access to dining room.

DINING ROOM

11' 9" x 13' 3" (3.58m x 4.04m)
UPVC double glazed window to rear with fitted blind, radiator and ceiling light point. Multi paned door to kitchen with door to under stairs storage housing the gas meter.

KITCHEN

14' 6" x 7' 6" (4.44m x 2.31m)
Fitted with an older range of base, wall and drawer units with grey patterned work surfacing over incorporating stainless steel sink and drainer with mixer tap and integrated gas hob. Recess and plumbing for washing machine, recess and plumbing for slim line dishwasher, recess for fridge and further space for free standing fridge freezer. Two uPVC double glazed windows and half glazed PVC door opening to rear yard.

FIRST FLOOR LANDING

Three quarter landing with access to bedroom and shower room. Two further steps to the main landing with loft access, traditional built in cupboard and doors to two further bedrooms.

BEDROOM

9' 11" x 11' 1" (3.02m x 3.38m) plus wardrobes
Double room with fitted wardrobes to both sides and uPVC double glazed window.



BEDROOM

11' 9" x 10' 9" (3.58m x 3.28m)
Further double room with uPVC double glazed window, radiator and alcove cupboard housing the Logic gas boiler for the central heating and hot water systems.

BEDROOM

7' 11" x 7' 5" (2.41m x 2.26m)
Single room to rear with uPVC double glazed window and radiator.

SHOWER ROOM

4' 8" x 5' 4" (1.42m x 1.63m)
Comprising of WC with push button flush, pedestal wash basin, thermostatic shower to wall and floor drain. Modern panelling to walls and ceiling, extractor fan, bathroom cabinet and chrome ladder style towel radiator. UPVC double glazed pattern glass window.

EXTERIOR

Pavement fronted and enclosed yard to rear with storage shed, attached lean to store and further covered store to rear. gate to rear service lane.

