

Total area: approx. 80.1 sq. metres (861.7 sq. feet)

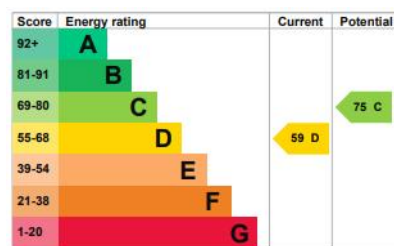
DIRECTIONS

At Hollywood Park roundabout, continue along the A590 towards Walney Bridge. Continue along Bridge Road and continue straight on at the next roundabout onto Island Road. Turn left after the Co-op on to Trinity Street, right onto Farm Street and second left into Dunoon Street where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/ready.toxic.energetic>

GENERAL INFORMATION

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



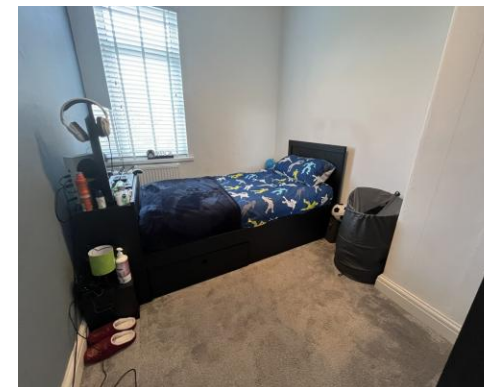
Estate Agency Act 1979

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.



JH Homes

£120,000



2



3



1

15 Dunoon Street,
 Barrow-in-Furness, Cumbria, LA14 2RS

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Impressive family home situated on the ever popular Barrow Island, close to amenities, shops, schools and regular bus routes. Early inspection is recommended for this lovely home, which would suit the young family or first time buyer. Comprising of three bedrooms, family bathroom, lounge, dining room and kitchen. Complete with gas central heating system, uPVC double glazing, front forecourt and shared yard to the rear.



Accessed by a shared side entrance with PVC door at the side leading into:

ENTRANCE PORCH

Door to both reception rooms, ceiling light point and stairs to first floor.

LOUNGE

15' 1" x 9' 5" (4.60m x 2.89m)
UPVC double glazed window to front, feature fireplace, ceiling light point and radiator.

DINING ROOM

15' 1" x 13' 3" (4.60m x 4.04m)
Excellent sized room with PVC French style double glazed, double doors to rear, recess for wood burner, wood style laminate flooring, understairs storage cupboard, spot lights to ceiling and radiator. Open to:

KITCHEN

9' 3" x 7' 0" (2.82m x 2.15m)
Fitted with a matching range of high gloss base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap and matching upstands. Integrated oven with gas hob and cooker hood over, space and plumbing for washing machine, space for upright fridge/freezer and space for dryer. Wood style laminate flooring, ceiling light point and uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to all bedrooms and bathroom.

BEDROOM

15' 1" x 9' 6" (4.60m x 2.90m)
Double room with bank of fitted wardrobes offering ample hanging and shelving space and also incorporating a dressing table. Wall lights, ceiling light point and radiator. Two uPVC double glazed windows to front.



BEDROOM

10' 9" x 7' 9" (3.28m x 2.38m)
Further double with uPVC double glazed window to rear, radiator and ceiling light point.

BEDROOM

10' 9" x 7' 0" (3.28m x 2.14m)
Single room with uPVC double glazed window to rear, ceiling light point and radiator.

BATHROOM

Three piece suite comprising of panelled bath with mixer taps and shower attachment, low level, dual flush WC and pedestal wash hand basin. Ceiling light point, radiator and opaque uPVC double glazed window to side.

EXTERIOR

Front forecourt with side shared access to both numbers 13 & 15 with a yard to the rear accessed through a shared, covered storage space. The rear spaces are currently open but the seller is in the process of having a fence put up to create a divide.

