

Total area: approx. 75.6 sq. metres (813.4 sq. feet)

DIRECTIONS

From Abbey Road, turn down Park Drive and continue until after Aldi. Continue to proceed down Risedale Road, until you see the post office. Turn right here onto Cambridge Street, turn second right into Kent Street and the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words///gravel,mats.vote>

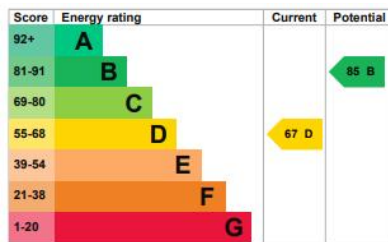
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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



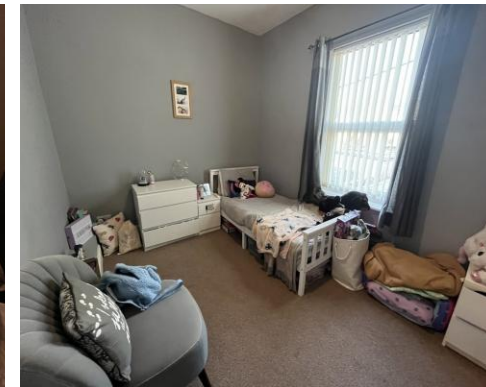
Estate Agency Act 1979

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

£90,000



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2 Kent Street, Barrow-in-Furness,
Cumbria., LA13 9QT

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhomes.net

Traditional mid terraced house in a popular location offering convenient access to local amenities, with the added incentive of a garage to the rear. The property is desirable for a range of buyers including the first-time purchase or rental investor and offers comfortable accommodation comprising of lounge, kitchen/diner, utility room, two double bedrooms and shower room. Complete with yard to rear with pedestrian door to garage, well presented, gas central heating system, uPVC double glazing and is early viewing is invited.



Accessed through a PVC door into:

ENTRANCE VESTIBULE

Ceiling light point and door into:

LOUNGE

13' 6" x 12' 4" (4.13m x 3.76m)

Living flame gas fire with feature surround, wood style laminate flooring, ceiling light point and radiator. UPVC double glazed window to front and door to:

INNER HALL

Stairs to first floor and open into:

KITCHEN/DINER

12' 4" x 8' 10" (3.76m x 2.70m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Integrated oven and gas hob with cooker hood over, tiled splashbacks, ceiling light point and radiator. Wall mounted boiler, uPVC double glazed window to rear, understairs cupboard and open access to:

UTILITY ROOM

6' 2" x 5' 4" (1.90m x 1.64m)

PVC door with double glazed inserts and matching side panel to yard area, space for American style fridge/freezer, plumbing for washing machine and area of worksurface. Moveable spot lights to ceiling.

FIRST FLOOR LANDING

Access to bedrooms, shower room and ceiling light point.



BEDROOM

12' 6" x 10' 11" (3.83m x 3.33m)

UPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

12' 5" x 8' 10" (3.80m x 2.70m)

UPVC double glazed window to rear, radiator and ceiling light point.

SHOWER ROOM

Modern three piece suite in white comprising of low level, dual flush WC, wash hand basin with mixer tap and corner shower cubide with electric shower. Heated towel rail, full tiling and ceiling light point.

EXTERIOR

Yard to the rear with access to garage and rear service road.

GARAGE

16' 7" x 8' 2" (5.06m x 2.50m)

Sliding door to rear street, light and power.

