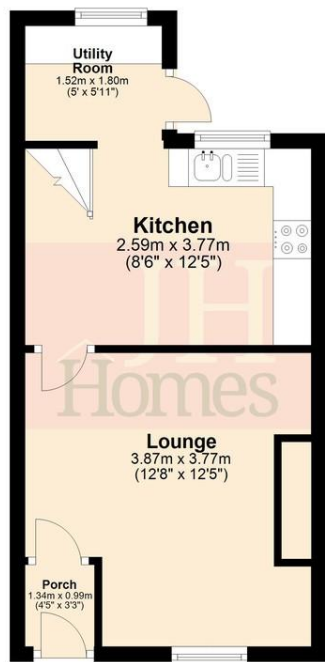


**Ground Floor**  
Approx. 27.6 sq. metres (297.2 sq. feet)



**First Floor**  
Approx. 27.6 sq. metres (297.6 sq. feet)



Total area: approx. 55.3 sq. metres (594.8 sq. feet)

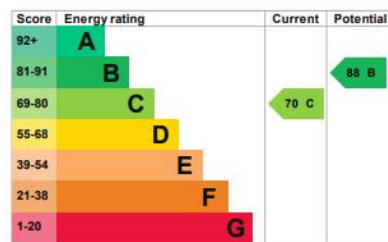
**DIRECTIONS**

From the JH Homes office, head down the A590 towards Barrow-in-Furness, coming into Barrow on Park Road take the first left and then right onto Schneider Road, carry on down till you reach the roundabout and take the 2nd exit on Ainslie Street. Take the second right onto Rutland Street and then right again onto Westmorland Street.

The property can be found by using the following "What Three Words" <https://what3words.com/incomes.flips.causes>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: A  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains drainage, gas, water and electric.



**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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2



1

86 Westmorland Street,  
Barrow-in-Furness, LA14 5AR

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Two bedroom mid terraced property within easy access of the town centre and local amenities. Offering modern fixtures and fittings and neutral décor. Comprising of lounge, kitchen/diner and utility to the ground floor with two bedrooms and modern shower room to the first floor. Complete with on street parking, yard to rear, gas central heating system and uPVC double glazing.



Entered through a PVC door with double glazed inserts leading into:

**ENTRANCE HALL**

High level electric meter and fuse board, ceiling light point and door into:

**LOUNGE**

12' 8" x 12' 5" (3.86m x 3.78m)  
Ceiling light point, radiator, uPVC double glazed window to front and corner cupboard housing gas meter. Door into:

**KITCHEN/DINER**

8' 6" x 12' 5" (2.59m x 3.78m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and hob with cooker hood over, tiled splash backs, radiator, strip lighting, stairs to first floor and uPVC double glazed window to rear. Stairs lead to first floor and open to:

**UTILITY ROOM**

5' 0" x 5' 11" (1.52m x 1.8m)  
Fitted with a base cupboard with worktop over and space and plumbing und neath for washing machine and fridge/freezer. Radiator, ceiling light point, wall mounted gas boiler for the heating and hot water systems. UPVC double glazed window to the rear and PVC door with opaque double glazed insert to rear.

**FIRST FLOOR LANDING**

Access to bedrooms, shower room, storage cupboard and ceiling light point.

**BEDROOM**

10' 0" x 12' 5" (3.05m x 3.78m)  
Double room to the front of the property with radiator, ceiling light point and uPVC double glazed window.



**BEDROOM**

11' 2" x 6' 2" (3.4m x 1.88m)  
Single room with uPVC double glazed window to the rear, ceiling light point and radiator.

**SHOWER ROOM**

5' 0" x 5' 11" (1.52m x 1.8m)  
Modern three piece suite comprising of corner shower cubicle with mixer shower, vanity unit housing sink with mixer tap and cupboards under and concealed cistern, dual flush WC. Wall mounted ladder style radiator, tiled to wet areas, panelled ceiling with spot lights, extractor and opaque uPVC double glazed window to rear.

**EXTERIOR**

Enclosed rear yard, exterior light and gate to access lane.

