



Total area: approx. 88.1 sq. metres (948.5 sq. feet)

DIRECTIONS

On entering Barrow along Abbey Road pass through the Strawberry traffic lights and at the lights just after Kwik Fit turn right onto Cheltenham Street. The property can be found on the left just after the crossroads of Settle Street.

The property can be found by using the following "What Three Words" <https://w3w.co/bond.rock.images>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland and Furness District Council
 SERVICES: Mains drainage, gas, water and electricity 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.




2



3



1

**51 Cheltenham Street,
 Barrow-in-Furness, LA14 5HW**

For more information call **01229 445004**

2 New Market Street
 Ulverston
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www.jhhomes.net or contact@jhhomes.net

Excellent forecourt fronted traditional terraced home situated in this popular and convenient location. Offered for sale with early and vacant possession having no upper chain this quality home comprises of vestibule, hallway, lounge, dining room, spacious kitchen with three bedrooms and bathroom to the first floor. Completed with uPVC double glazing, gas fired central heating system and is of deceptively spacious proportions which will be appreciated upon viewing.



Entered through a door into:

ENTRANCE VESTIBULE

Door to entrance hall.

ENTRANCE HALL

Door to dining room, stairs to first floor and ceiling light point.

LOUNGE

11' 0" x 11' 11" (3.36m x 3.63m)
UPVC double glazed bay window to front, gas fire with feature surround, storage cupboard, ceiling light point and radiator. Open and step down to:

DINING ROOM

12' 4" x 12' 4" (3.78m x 3.76m)
UPVC double glazed window to rear, ceiling light point and radiator. Open doorway to:

KITCHEN

13' 9" x 8' 10" (4.20m x 2.70m)
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated electric oven, gas hob and cooker hood over. Space and plumbing for washing machine and fridge. Ceiling light point, radiator and external door to yard.

FIRST FLOOR LANDING

Doors to bedroom, bathroom and ceiling light point.

BEDROOM

15' 7" x 11' 0" (4.76m x 3.36m)
Two uPVC double glazed windows to front, ceiling light point and radiator.



BEDROOM

12' 4" x 10' 2" (3.76m x 3.10m)
UPVC double glazed window to rear, ceiling light point and radiator. Cupboard housing the boiler for the hot water and heating system.

BEDROOM

7' 10" x 7' 4" (2.40m x 2.26m)
UPVC double glazed window to rear, ceiling light point and radiator.

BATHROOM

Three piece suite comprising of panelled bath with mixer taps and mixer shower, low level, dual flush WC and pedestal wash hand basin with mixer tap. Heated towel rail, tiled splashbacks and opaque uPVC double glazed window to side.

EXTERIOR

Forecourt front and yard to rear with access to Bedford Street.

