

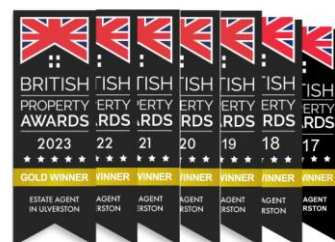
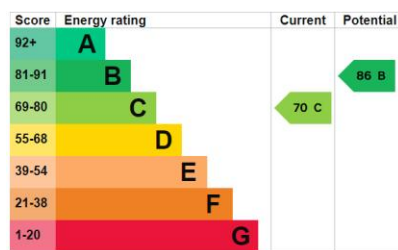
Total area: approx. 58.1 sq. metres (625.0 sq. feet)

DIRECTIONS

Entering Barrow via Abbey Road, continue passed the Strawberry traffic lights and at the following set of lights turn left in Park Drive. Continue passed Aldi into Risedale Road, taking your second right into Brook Street. Take your sixth left onto Derby Street and your first right into Newcastle Street where the property can be found on your left hand side. The property can be found by using the following "What Three Words" <https://w3w.co/meant.voice.relax>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
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.



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35 Newcastle Street,
Barrow-in-Furness, LA13 9TB

For more information call **01229 445004**

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

Quirky two bedroom end terraced house with deceptive living accommodation comprising of lounge, kitchen/diner and to the first floor two bedrooms with separate access from the landing to bathroom. South facing enclosed yard should prove of interest to a couple or first time buyer and early viewing is advised complete with gas central heating system and uPVC double glazing. Situated within a highly popular location, within walking distance to local schools, namely Parkside and Furness Academies, local shops, Barrow Leisure Centre and Barrow Town Centre.



Accessed through a front door into:

LOUNGE

21' 2" x 9' 3" (6.47m x 2.82m) widest points
UPVC double glazed window to front, understairs cupboard, ceiling light point and radiator. Door to:

KITCHEN/DINER

17' 2" x 8' 1" (5.25m x 2.47m)
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink and drainer with mixer tap and contrasting splashback tiling. Integrated four ring electric hob, electric oven and wall mounted boiler for the hot water and heating system. Space and plumbing for washing machine, space for fridge/freezer and door to rear yard. Stairs to:

FIRST FLOOR LANDING

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

BEDROOM

14' 11" x 9' 3" (4.56m x 2.84m) widest points
UPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

10' 7" x 8' 1" (3.25m x 2.47m) widest point
UPVC double glazed window to rear, ceiling light point and radiator.



BATHROOM

Modern three piece suite comprising of bath with shower over from mixer taps, low level, dual flush WC and wash hand basin. Tiled to walls, ceiling light point, ladder style heated radiator and opaque uPVC double glazed window to rear.

EXTERIOR

Yard to rear and gate to rear access lane.

