

Total area: approx. 199.4 sq. metres (2145.9 sq. feet)

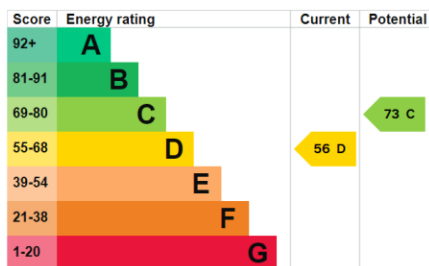
**DIRECTIONS**

On entering Barrow along Abbey Road pass through the Strawberry traffic lights and at the lights just after Kwik Fit turn left onto Park Drive and after Aldi continue onto Risedale Road. The property can be found on the left just before the crossroads of Moorfield Street.

The property can be found by using the following "What Three Words" <https://w3w.co/burst.shovels.tribes>

**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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74 Risedale Road,  
 Barrow-in-Furness, LA13 9RB

For more information call **01229 445004**

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 Ulverston  
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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Traditional end of terrace property in Poplar Grove, Risedale Road with many original style features, garage, workshop, store and courtyard to rear offering vehicle access via Moorfield Street. Requiring some updating/modernisation which has been reflected in the more than realistic asking price to realise its full potential and would be of particular interest to the investment/builder, or family home buyer. Comprising of two reception rooms, kitchen, utility room with three bedrooms and wet room to the first floor.



Accessed through a door into:

**ENTRANCE VESTIBULE**

Door to:

**ENTRANCE HALL**

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

**LOUNGE**

12' 6" x 10' 11" (3.82m x 3.33m)

Double glazed bay window to front, gas fire with feature brick surround and wood panelling to wall. Radiator, ceiling light point and double doors to:

**DINING ROOM**

12' 6" x 11' 5" (3.82m x 3.50m)

Double glazed window to rear, ceiling light point, radiator and door to:

**REAR VESTIBULE**

Understairs cupboard, door to kitchen and utility.

**UTILITY ROOM**

Double glazed window to side, space and plumbing for washing machine with worktop over and ceiling light point.

**KITCHEN**

16' 6" x 9' 9" (5.03m x 2.98m)

Fitted with a good range of traditional wooden handmade base, wall and drawer units with work top over incorporating sink and drainer with mixer tap. Integrated four ring electric hob, Aga range cooker, space for fridge, radiator and ceiling light point. External door to courtyard and double glazed window to side.

**FIRST FLOOR LANDING**

Access to all bedrooms, wet room and ceiling light point.

**BEDROOM**

14' 9" x 12' 3" (4.50m x 3.75m)

Two double glazed windows to front, four double wardrobes, ceiling light point and radiator.



**BEDROOM**

12' 6" x 11' 5" (3.82m x 3.50m)

Double glazed window to rear, ceiling light point and radiator.

**BEDROOM**

12' 6" x 9' 9" (3.83m x 2.98m)

Double glazed window to side, airing cupboard housing hot water tank, ceiling light point and radiator.

**WET ROOM**

Draining floor with electric shower, wash hand basin and WC. Double glazed window and ceiling light point.

**EXTERIOR**

Forecourt to front. Courtyard to rear with double gates from Moorfield Street. Access to garage, workshop and store.

**GARAGE**

25' 7" x 16' 1" (7.82m x 4.91m)

Double doors, light and power.

**WORKSHOP**

15' 7" x 14' 4" (4.75m x 4.38m)

Two floors, light and power.

**STORE**

10' 9" x 9' 9" (3.30m x 2.98m)

Two windows, WC, wall mounted boiler for the hot water and heating system, light and power.

