

Total area: approx. 86.0 sq. metres (925.7 sq. feet)

**DIRECTIONS**

Entering Barrow via Abbey Road towards Ramsden Square, after Ainslie Street traffic lights turn right into West View where the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/green.glue.island>

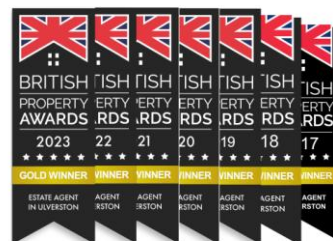
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & 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.



JH Homes

£115,000



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21 West View Road,  
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Sensibly priced and well presented two bedroom mid terrace home situated in this popular accessible location in Barrow Town Centre and within walking distance to amenities including local shops, public houses, restaurants, regular bus routes and Barrow Train Station. Comprising of two reception rooms with wood laminate flooring, fitted kitchen with integral appliances, full width main bedroom, second bedroom and modern four piece bathroom. Complete with gas central heating system and uPVC double glazing. Suited to a range of buyers including the first time purchaser, rental investor or those looking to downsize. Offering a lovely, comfortable home with attractive presentation/décor throughout and no chain.



Entered through a PVC door into:

**ENTRANCE VESTIBULE**

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

**LOUNGE**

12' 11" x 10' 4" (3.95m x 3.17m)

UPVC double glazed window to front, living flame gas fire to wall, ceiling light point, radiator and open double doorway to:

**DINING ROOM**

13' 1" x 11' 4" (4.0m x 3.47m)

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

**INNER HALL**

Understairs cupboard and open doorway to:

**KITCHEN**

10' 9" x 7' 11" (3.28m x 2.43m)

Fitted with a range of base, wall and drawer units with wooden grain worktop over incorporating sink and drainer and splashback tiling. Integrated electric oven, four ring gas hob with cooker hood over and upright fridge/freezer. Ceiling light point, external door to rear yard and uPVC double glazed window to side.

**FIRST FLOOR LANDING**

Door to both bedrooms, bathroom and ceiling light point.

**BEDROOM**

16' 7" x 10' 4" (5.06m x 3.17m)

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



**BEDROOM**

11' 4" x 11' 0" (3.47m x 3.36m)

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

**BATHROOM**

Modern four piece suite in white comprising of WC, wash hand basin, shower cubicle and bath. =Tiled splash backs, tiled flooring, radiator, ceiling light point and cupboard housing combination boiler for the hot water and heating system. Opaque uPVC double glazed window.

**EXTERIOR**

Yard to rear with access to service lane.

