



DIRECTIONS

On entering Barrow along Abbey Road pass through the Strawberry traffic lights and Cheltenham Street lights and at the next set turn right into Ainslie Street. The property can be found on the left.

The property can be found by using the following "What Three Words" <https://w3w.co/cabin.taking.soaks>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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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GARAGE & PARKING

173 Ainslie Street,
Barrow-in-Furness, LA14 5BB

For more information call **01229 445004**

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

Extended family home situated with good sized rear garden, extensive off road parking and garage in this popular and convenient location with some fine views to the rear from the upper floors. Offering uPVC double glazing, gas fired central heating system and is of deceptively spacious proportions which will be appreciated upon internal inspection. Offered for sale with early and vacant possession having no upper chain this quality home comprises of entrance hallway, lounge, dining room, modern fitted kitchen with integral appliances and outside store, three excellent bedrooms and bathroom to the first floor and a further bedroom to the second floor.



Accessed through a PVC door into:

ENTRANCE HALL

Door to lounge, door to dining room and stairs to first floor with understairs cupboard.

LOUNGE

14' 6" x 10' 9" (4.44m x 3.28m)
UPVC double glazed bay window to front, wall mounted gas fire, ceiling light point and radiator.

DINING ROOM

11' 4" x 10' 9" (3.47m x 3.28m)
UPVC double glazed window to rear, wall mounted gas fire, ceiling light point and radiator. Door to:

KITCHEN

10' 7" x 7' 0" (3.25m x 2.15m)
Fitted with a good range of base, wall and drawer units with wooden grain effect worktop over incorporating one and a half bowl sink and drainer with mixer tap and chrome handles. Integrated electric oven, four ring electric hob with cooker hood over and space and plumbing for washing machine. UPVC double glazed window to side and door to drive.

FIRST FLOOR LANDING

Doors to three bedrooms, bathroom and stairs to second floor.

BEDROOM

14' 6" x 10' 9" (4.44m x 3.30m)
Double room with uPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

10' 9" x 7' 8" (3.30m x 2.35m)
UPVC double glazed window to rear, ceiling light point and radiator.



BEDROOM

8' 10" x 6' 5" (2.70m x 1.96m)
UPVC double glazed window to rear, ceiling light point and radiator. Wall mounted combination boiler for the hot water and heating system.

BATHROOM

Three piece suite in white comprising of low level, dual flush WC, vanity unit housing wash hand basin and panelled bath with mixer shower over. Opaque uPVC double glazed window to side, ceiling light point and tiled splashbacks.

SECOND FLOOR LANDING

Access to bedroom.

BEDROOM

22' 8" x 12' 9" (6.91m x 3.91m)
UPVC double glazed window to rear, further roof window, storage cupboard, radiator and ceiling light point.

EXTERIOR

Driveway for several vehicles extending to side entrance door and garage. Forecourt/timber decking to front and excellent sized enclosed rear garden laid mostly to lawn with decking and pergola.

GARAGE

15' 5" x 8' 10" (4.70m x 2.71m)
Detached garage with up and over door, side window, light and power.

