



Total area: approx. 117.3 sq. metres (1262.1 sq. feet)

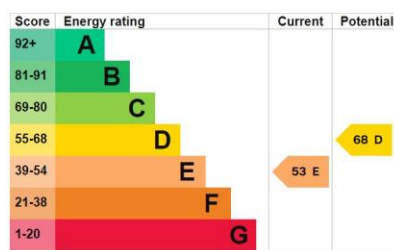
DIRECTIONS

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. This continues into Risedale Road and after Aldi turn right into Brook Street. Derby Street is on your third left and 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/flops.nurse.voters>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: All mains services including, gas, electric, water and drainage.



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.



£160,000



2



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2



PARKING

**70 Derby Street,
 Barrow-in-Furness, LA13 9TG**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent forecourt fronted traditional terraced home situated in this popular and convenient location, close to local shops, schools, Aldi supermarket and walking distance to Barrow Town Centre. UPVC double glazing, gas fired central heating system and is of deceptively spacious proportions which will be appreciated upon internal inspection. Comprising of vestibule, hallway, lounge, dining room, spacious kitchen, shower room and to the first floor are three excellent bedrooms and bathroom. Recommended for early internal viewing to appreciate the space of proportions.



Entered through a PVC door into:

ENTRANCE VESTIBULE

Door to:

HALLWAY

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

LOUNGE

13' 6" x 10' 3" (4.14m x 3.13m)

Two double glazed windows to front, wall mounted electric fire, wood effect flooring, ceiling light point and radiator.

Open to:

DINING ROOM

13' 1" x 11' 1" (4m x 3.38m)

PVC door with double glazed inserts to rear yard, radiator and ceiling light point. Door to:

REAR VESTIBULE

Understairs cupboard and open doorway to:

KITCHEN

13' 1" x 8' 6" (4.0m x 2.60m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer with swan necked mixer tap, chrome handles and splashback tiling. Integrated electric over, four ring gas hob with cooker hood over and integrated fridge and freezer. Space and plumbing for washing machine and dryer. Ceiling light point and uPVC double glazed window to side. Door to:

SHOWER ROOM

8' 6" x 4' 1" (2.60m x 1.27m)

Three piece suite comprising of shower cubicle, pedestal wash hand basin and low level, dual flush WC. Ceiling light point and radiator.

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and ceiling light point.

BEDROOM

14' 6" x 14' 1" (4.42m x 4.31m)

Double room with uPVC double glazed window to front, ceiling light point and radiator.



BEDROOM

13' 1" x 8' 9" (4m x 2.67m)

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

BEDROOM

10' 8" x 8' 8" (3.26m x 2.65m)

UPVC double glazed window to rear, ceiling light point, radiator and cupboard housing combination boiler for the hot water and heating system.

BATHROOM

Fitted with a three piece suite in white comprising of panelled bath, pedestal wash hand basin and low level, dual flush WC. Plastic cladding to walls, radiator, ceiling light point and opaque uPVC double glazed window to side.

EXTERIOR

Forecourt fronted. Yard to rear with access to service lane.

GARAGE

20' 10" x 8' 9" (6.36m x 2.67m)

Up and over door, light and power.

