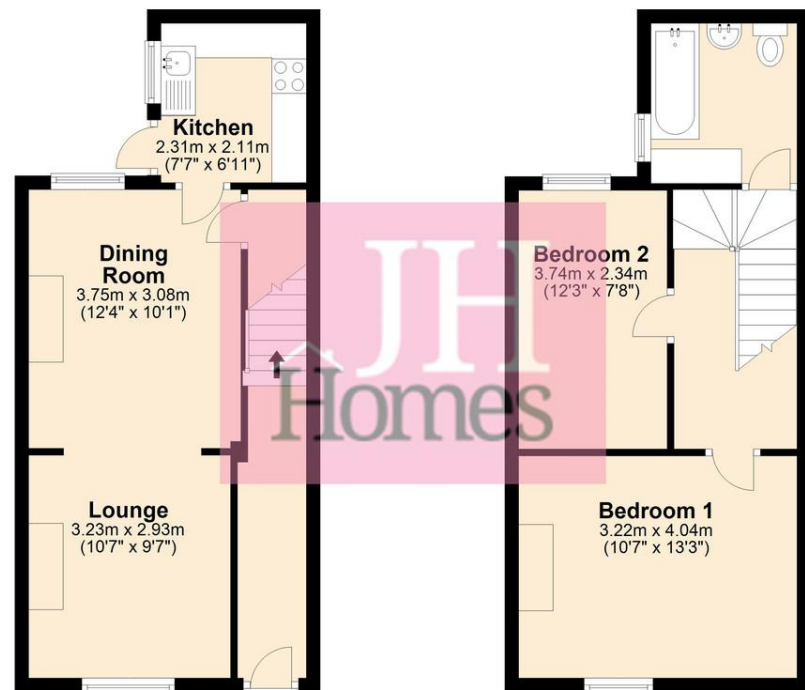


**Ground Floor**  
Approx. 33.6 sq. metres (361.9 sq. feet)

**First Floor**  
Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 68.0 sq. metres (731.7 sq. feet)

**DIRECTIONS**

Entering Barrow via Abbey Road, turn right at the Strawberry traffic lights into Hawcoat Lane. Take your second left into Oxford Street and continue over the roundabout, turning right after Victoria school into Matlock Road. Follow the road into Harrogate Street and continue almost the full length of the street where the property can then be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/term.empire.verge>

**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.



**£100,000**



1



2



1

**16 Harrogate Street,  
Barrow-in-Furness, LA14 5JE**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Sensibly priced and well presented two-bedroom mid terrace home situated in this popular accessible location in Barrow and within walking distance to amenities including local shops, public houses, restaurants, regular bus routes and Barrow Train Station. Comprising of two separate reception rooms, excellent fitted kitchen, two bedrooms and modern bathroom. Complete with gas central heating system, uPVC double glazing and suited to a range of buyers including the first-time purchaser, rental investor or those looking to downsize. Comfortable home with attractive presentation and décor throughout and early viewing is highly recommended.



Accessed through a door into:

**ENTRANCE HALL**

Stairs to first floor, ceiling light point and door to dining room.

**LOUNGE**

10' 7" x 9' 7" (3.23m x 2.93m)  
UPVC double glazed window to front, electric fire with feature surround, ceiling light point and open doorway to:

**DINING ROOM**

12' 3" x 10' 1" (3.75m x 3.08m)  
UPVC double glazed window to rear, ceiling light point, radiator and understairs cupboard. Door to:

**KITCHEN**

7' 6" x 6' 11" (2.31m x 2.11m)  
Fitted with a range of base, wall and drawer units in green with wooden worktop incorporating sink and drainer with mixer tap and cream splashback tiling. Integrated electric oven, four ring gas hob with cooker hood, space for fridge and space and plumbing for washing machine. External door to rear yard.

**FIRST FLOOR LANDING**

Door to bedrooms, bathroom and ceiling light point.

**BEDROOM**

13' 3" x 10' 6" (4.04m x 3.22m)  
Double room, ceiling light point and radiator. UPVC double glazed window to front.



**BEDROOM**

12' 3" x 7' 8" (3.74m x 2.34m)  
UPVC double glazed window to rear, radiator and ceiling light point.

**BATHROOM**

Modern three piece suite comprising of WC, wash hand basin and bath with shower over. Splashback tiling, ceiling light and uPVC double glazed window to side.

**EXTERIOR**

Yard to rear with outbuilding and access to rear service road.

