



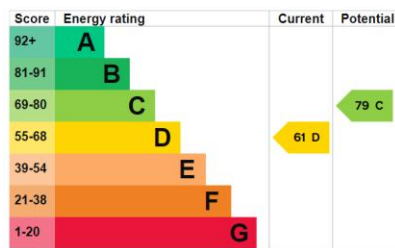
**DIRECTIONS**

Entering Barrow via Abbey Road towards Ramsden Square, turn left into Rawlinson Street at the traffic lights with The Duke of Edinburgh. Continue straight on at the traffic lights with Greengate Street and take your third right at the crossroads with Ramsden Street where 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/coins.woven.sports>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: A  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains services include gas, electricity, 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.




2



3



1

88 Ramsden Street,  
 Barrow-in-Furness, LA14 2DR

For more information call **01229 445004**

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

Sensibly priced five bedroom, three-storey 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, Barrow Train Station and the largest employer in the area, BAE Systems. Comprising of two separate reception rooms, kitchen to ground floor, full width master bedroom, two further bedrooms and modern shower room to first floor with two further bedrooms to second floor. Complete with gas central heating system and uPVC double glazing this property is suited to a range of buyers including the first-time purchaser and rental investor. Offering a lovely, comfortable home with some attractive presentation and décor throughout.



Accessed through a PVC door into:

**ENTRANCE HALL**

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

**LOUNGE**

13' 3" x 11' 10" (4.04m x 3.61m)

Two uPVC double glazed windows to front, ceiling light point and radiator. Open double doorway to:

**DINING ROOM**

14' 3" x 11' 10" (4.34m x 3.61m)

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

**INNER HALL**

Understairs cupboard and open doorway to:

**KITCHEN**

17' 8" x 8' 7" (5.38m x 2.62m)

Fitted with a range base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with swan necked mixer tap and contrasting splashback tiling. Integrated four ring electric hob with oven under and cooker hood over. Space and plumbing for washing machine, space for fridge, ceiling light and tiled floor. UPVC double glazed window to side and door with glazed inserts to yard.

**FIRST FLOOR LANDING**

Door to three bedrooms, door to shower room and stairs to second floor. Radiator and ceiling light point.

**BEDROOM**

15' 1" x 13' 2" (4.6m x 4.01m)

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



**BEDROOM**

14' 3" x 9' 4" (4.34m x 2.84m)

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

**BEDROOM**

8' 7" x 8' 0" (2.62m x 2.44m)

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

**SHOWER ROOM**

Modern three piece suite in white comprising of WC, wash hand basin and shower cubicle. UPVC double glazed window to the side aspect, cladding to walls and ceiling light point.

**SECOND FLOOR LANDING**

Roof window, door to bedrooms and ceiling light point.

**BEDROOM**

15' 1" x 10' 0" (4.6m x 3.05m)

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

**BEDROOM**

14' 3" x 9' 4" (4.34m x 2.84m)

Roof window, ceiling light point and radiator.

**EXTERIOR**

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

