

Ground Floor  
Approx. 63.5 sq. metres (683.6 sq. feet)



First Floor  
Approx. 55.2 sq. metres (594.6 sq. feet)



Total area: approx. 118.7 sq. metres (1278.1 sq. feet)

#### DIRECTIONS

On entering Barrow along Abbey Road pass through the Strawberry traffic lights and at the lights just after Kwik Fit turn right onto Cheltenham Street. At the junction at the end of the street turn right into Oxford Street and after a short distance the property can be found on the left hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/doing.trout.pops>

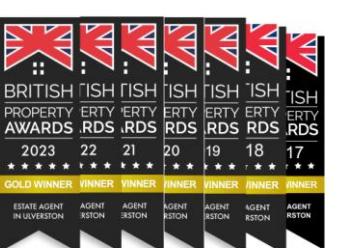
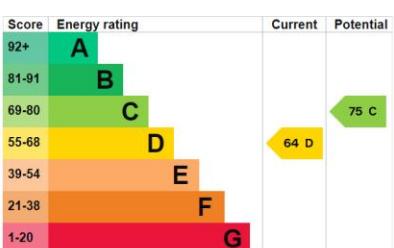
#### GENERAL INFORMATION

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.



£180,000



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3



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PARKING

93 Oxford Street, Barrow-in-Furness,  
Cumbria, LA14 5QJ

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:jhhomes.net)

Forecourt fronted traditional terraced home situated in this popular and convenient location with uPVC double glazing, gas fired central heating system, garage 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 vestibule, hallway, lounge, dining room, spacious kitchen and three bedrooms plus bathroom to the first floor. Recommended for early internal viewing to appreciate the space of proportions as well as being close to a local Nisa store, regular bus routes to Barrow Town Centre and Furness General Hospital and within walking distances of public houses, Barrow Town Station and local schools.



PVC door with glazed inserts leading into:

#### ENTRANCE VESTIBULE

Door to:

#### HALL

Door to dining room, kitchen and stairs to first floor with under stairs cupboard.

#### DINING ROOM

13' 0" x 9' 10" (3.96m x 3m)

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

#### LOUNGE

11' 7" x 11' 6" (3.53m x 3.51m)

Double glazed bay window to front, wall mounted modern fire with surround, radiator, coving to ceiling and ceiling light point.

#### KITCHEN

11' 10" x 9' 4" (3.61m x 2.84m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with swan necked mixer tap, chrome handles and splashback tiling. Integrated four ring gas hob with electric double oven under and cooker hood over. Space and plumbing for washing machine, space for dryer and wall mounted combination boiler for the hot water and heating system.

Tiled flooring, radiator, door to yard and uPVC double glazed window to side.

#### FIRST FLOOR LANDING

Doors to all upper rooms.

#### BEDROOM

15' 5" x 11' 9" (4.7m x 3.58m)

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



#### BEDROOM

12' 11" x 9' 10" (3.94m x 3m)

Further double room with uPVC double glazed window to rear, ceiling light point and radiator.

#### BEDROOM

11' 10" x 9' 6" (3.61m x 2.9m)

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



#### BATHROOM

Three piece suite in white comprising of low level, dual flush WC, pedestal wash hand basin and bath with shower over and screen. Tiling to walls and floor, spot lights to ceiling and uPVC double glazed window to side.

#### EXTERIOR

Forecourt to front and yard to the rear with access to rear service land and pedestrian door to garage.

#### GARAGE

18' 8" x 9' 8" (5.69m x 2.95m)

Roller shutter door, light and power.

