

Total area: approx. 72.4 sq. metres (779.4 sq. feet)

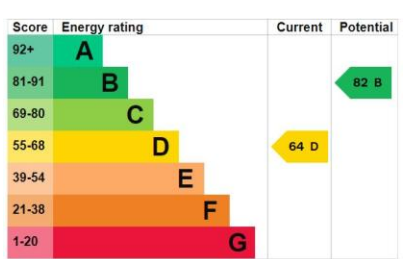
DIRECTIONS

Proceeding down Abbey Road turn left towards the end, at lights on Rawlinson St turn left and continue down Rawlinson Street towards the end and turn left into Lumley Street. Take the left into Smeaton Street and after a short distance the property can be found on the right hand side.

The property can also be found by using the following "What Three Words" <https://what3words.com/duke.calls.mount>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland and 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.




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**15 Smeaton Street,
 Barrow-in-Furness, LA14 2EA**

For more information call **01229 445004**

2 New Market Street
 Ulverston
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www.jhhomes.net or contact@jhomes.net

Sensibly priced and well presented two bedroom 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 and Barrow Train Station. We are advised that the property has recently undertaken a complete revamp/modernisation including kitchen, bathroom, carpets and decoration which will be fully appreciated upon viewing. Comprising of two separate reception rooms, kitchen and full width main bedroom, further bedroom and bathroom to the first floor. Complete with gas central heating system, uPVC double glazing this property is suited to a range of buyers including the first-time purchaser, rental investor or those looking to downsize. Early viewing highly recommended.



Entered through a PVC door into:

ENTRANCE HALL

Stairs to first floor, ceiling light point and door to:

LOUNGE

10' 1" x 10' 5" (3.07m x 3.18m)
UPVC double glazed window to front, ceiling light, wall light, radiator, lower level cupboard units to one wall and open to:

DINING ROOM

12' 9" x 11' 1" (3.89m x 3.38m)
UPVC double glazed window to rear, ceiling light point, wall light point, radiator and under stairs cupboard offering hanging space and shelving. Door to:

KITCHEN

8' 5" x 6' 11" (2.57m x 2.11m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and splashbacks. Integrated electric over and hob with cooker hood over and fridge/freezer. Wall mounted Worcester boiler for the hot water and heating system and spot lights to ceiling. Door to rear yard and uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to all bedrooms, bathroom and loft.

BEDROOM

10' 2" x 14' 2" (3.1m x 4.32m)
Double room with uPVC double glazed window to front, ceiling light point and radiator.



BEDROOM

12' 11" x 8' 7" (3.94m x 2.62m)
Ceiling light point, radiator and uPVC double glazed window to rear.

BATHROOM

8' 11" x 6' 11" (2.72m m x 2.11mm)
Fitted with a three-piece suite comprising of bath with shower over, low level WC and pedestal wash hand basin. Full cladding to walls, heated towel rail, spot lights to ceiling and uPVC double glazed window to side.

EXTERIOR

To the rear is a fully enclosed yard with pedestrian door to service road.

