



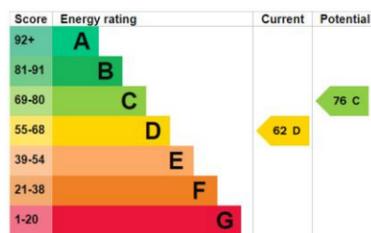
**DIRECTIONS**

Proceeding over Michaelson bridge, turn left as you reach the roundabout. Drive along Island Road passing the Co-op. As you reach the central junction by St. John's Church turn right onto Anchor Road where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/bubble.mixed.glory>

**GENERAL INFORMATION**

- TENURE: Freehold
- COUNCIL TAX: A
- LOCAL AUTHORITY: Westmorland & Furness Council
- SERVICES: Mains drainage, water, gas 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.





# £125,000



-   
2
-   
3
-   
1
-   
WORKSHOP & STORE ROOMS

40 Anchor Road, Barrow-in-Furness,  
 Cumbria, LA14 2QP

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)

Incredible investment opportunity to acquire a traditional three bedroom mid terrace house and workshop with scope for development, including multiple room occupancies, subject to relevant planning and development. Accessed from the existing kitchen are numerous storerooms and from the rear service lane a good sized two storey workshop with pit. In total there are nine storerooms and workshops with this opportunity only being appreciated upon recommended viewing. Well presented and situated in this popular accessible location of Barrow Island, close to Barrow Town Centre as well as being a short walking distance to the largest employer in the area: BAE Systems. Comprising of two separate reception rooms, modern fitted kitchen, full width main bedroom, two further good-sized bedrooms and bathroom. Complete with combination boiler for the central heating and domestic hot water system, uPVC double glazing and suited to a range of buyers, particularly the investor.



Accessed through a PVC door opening to lounge.

#### LOUNGE

13' 9" x 10' 10" (4.21m x 3.32m)  
UPVC double glazed window to front, under stairs cupboard, ceiling light point and radiator. Door to:

#### INNER HALL

Staircase to first floor and open doorway to:

#### DINING ROOM

13' 9" x 13' 0" (4.21m x 3.97m)  
UPVC double glazed window to rear, open fireplace, ceiling light point and open to:

#### KITCHEN

17' 8" x 7' 8" (5.39m x 2.35m)  
Fitted with a range of high gloss, base, wall and drawer units with quartz style worktop over incorporating stainless steel sink with mixer tap, chrome handles and contrasting splashback tiling. Integrated gas hob with cooker hood over and electric oven under. Plumbing for washing machine, moveable spot lights to ceiling and wall mounted boiler for the hot water and heating system. External door to rear yard and two uPVC double glazed windows to side.

#### FIRST FLOOR LANDING

Doors to all upper rooms.

#### BEDROOM

13' 9" x 11' 1" (4.21m x 3.38m)  
UPVC double glazed window to front, ceiling light point and radiator.

#### BEDROOM

11' 2" x 11' 1" (3.42m x 3.38m)  
UPVC double glazed window to rear, ceiling light point and radiator.

#### BEDROOM

10' 5" x 7' 8" (3.19m x 2.35m)  
UPVC double glazed window to rear, ceiling light point and radiator.

#### BATHROOM

Three piece suite in white comprising of WC, wash hand basin and bath with shower over. UPVC double glazed window to side, ceiling light point, paneling to wall and radiator.



#### EXTERIOR

Partly sheltered yard accessed via the kitchen with access to several outbuildings.

#### WC

7' 11" x 7' 8" (2.43m x 2.34m)

#### STORE ROOMS

Room One - 9' 8" x 7' 10" (2.97m x 2.39m)  
Room Two - 9' 3" x 8' 4" (2.81m x 2.55m)  
Room Three - 16' 0" x 14' 4" (4.87m x 4.38m)  
Room Four - 9' 1" x 14' 1" (2.787m x 4.29m)  
Room Five - 5' 7" x 10' 8" (1.69m x 3.24m)

#### WORKSHOP

26' 7" x 10' 11" (8.1m x 3.33m) widest points  
Double doors to rear service road, pit and ladders to:

#### UPPER WORKSHOP

32' 5" x 14' 3" (9.88m x 4.34m) widest points  
Open to:

#### STORAGE ROOM

14' 3" x 9' 1" (4.34m x 2.77m)

