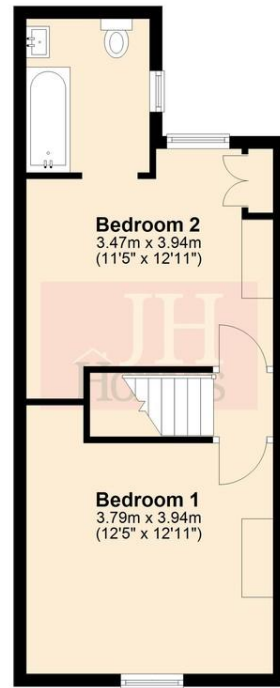


Ground Floor
Approx. 37.1 sq. metres (398.9 sq. feet)



First Floor
Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 77.4 sq. metres (833.0 sq. feet)

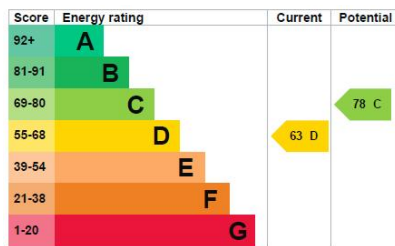
DIRECTIONS

Entering Barrow via Abbey Road towards Ramsden Square, turning right into Bath Street. Continue almost to the end of Bath Street, passed St James's Church of England School and turn right into Melbourne Street where the property can be found on the left hand side.

The property can also be found using the following What3words <https://w3w.co/privately.hits.period>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland & 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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48 Melbourne Street,
Barrow-in-Furness, LA14 5TU

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhomes.net

Sensibly priced and well presented two bedroom mid terrace home situated in this popular accessible location of Hindpool, close to Barrow Town Centre and within walking distance to amenities including Asda superstore, local shops, schools, regular bus routes and Barrow Train Station. Comprising of two separate reception rooms, excellent kitchen extending into the dining room, full width bedrooms and modern bathroom. Complete with gas central heating system and uPVC double glazing, this property is suited to a range of buyers including the first-time purchaser, rental investor or those looking to downsize. It offers a lovely, comfortable home with attractive presentation and décor throughout. Early viewing highly recommended.



Accessed through a PVC door into:

ENTRANCE HALL

Door to both reception rooms and stairs to first floor.

LOUNGE

12' 4" x 9' 7" (3.78m x 2.93m)

Electric fire with feature surround, alcove cupboard and uPVC double glazed window to front.

DINING ROOM

12' 11" x 11' 4" (3.94m x 3.47m)

Original tiled flooring, feature fireplace, tall alcove cupboard. Newly installed range of base, wall and drawer units with worktop over. Integrated electric oven and hob with cooker hood over and fridge/freezer. Open doorway to kitchen and uPVC double glazed window to rear.

KITCHEN

6' 5" x 6' 5" (1.97m x 1.97m)

Newly installed kitchen comprising of matching base units with worktop over incorporating sink and drainer with mixer tap and wall mounted combination boiler for the hot water and heating system. Integrated washing machine and dishwasher. UPVC double glazed window to rear and PVC door with glazed inserts.

LANDING

Door to two bedrooms.

BEDROOM

12' 11" x 12' 5" (3.94m x 3.80m)

Double room with uPVC double glazed window to front and radiator.



BEDROOM

12' 11" x 11' 5" (3.94m x 3.49m)

Further double bedroom with uPVC double glazed window to rear, alcove cupboards and radiator. Door to:

BATHROOM

8' 1" x 6' 5" (2.47m x 1.97m)

Three piece suite comprising of WC, wash hand vanity basin and bath with shower above. UPVC double glazed window to side.

EXTERIOR

Yard to the rear with access to rear service road.

