



DIRECTIONS

Entering Barrow via Abbey Road towards Ramsden Square, turning right into Holker Street and passed the train station on your right. Turn left into Drake Street and your first right into Goldsmith Street where the property can be found on your right hand side.

The property can also be found using the following What3words <https://w3w.co/tiny.ranch.pulled>

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.



£87,500



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12 Goldsmith Street,
Barrow-in-Furness, LA14 5RJ

For more information call **01229 445004**

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

Sensibly priced and well presented two bedroom mid terrace home situated in this popular accessible location of Hindpool, dose to Barrow Town Centre and within dose proximity to amenities including Asda superstore, local shops, schools, bus routes and Barrow Train Station. Comprising of two separate reception rooms, excellent kitchen, full width bedroom to the front, secondary bedroom and bathroom to the first floor. Complete with gas central heating system and uPVC double glazing, this property is suited to a range of buyers induding the first-time purchaser, rental investor or those looking to downsize. Offering a lovely, comfortable home with attractive presentation and décor throughout with early viewing highly recommended.



PVC door with glazed inserts opening to:

RECEPTION ROOM

10' 3" x 11' 11" (3.14m x 3.64m)

Double glazed window to front, electric fire with feature surround, alcove cupboard and stairs to first floor. Door to:

RECEPTION ROOM

12' 0" x 11' 10" (3.67m x 3.63m)

UPVC double glazed window to rear, feature open fireplace, wood style laminate flooring and understairs storage cupboard. Open to:

KITCHEN

10' 0" x 5' 10" (3.05m x 1.78m)

Fitted with a selection of base and wall units with wooden worktop over incorporating one and half bowl sink and drainer with mixer tap. Integrated electric oven and hob with cooker hood over, space and plumbing for washing machine and space for undercounter fridge/freezer. Door to rear yard.

FIRST FLOOR LANDING

Doors to both bedrooms.



BEDROOM

10' 3" x 11' 11" (3.14m x 3.64m)

UPVC double glazed window to front, radiator and door to hallway.

BEDROOM

12' 1" x 8' 9" (3.70m x 2.67m)

UPVC double glazed window to rear aspect, radiator and door to hallway.

HALLWAY

Door to bathroom.

BATHROOM

Three-piece suite comprising WC, wash hand vanity basin and bath with shower over. Heated towel rail and wall mounted combination boiler for the hot water and heating system.

EXTERIOR

Yard to rear with access to service road.

