



DIRECTIONS

Entering Barrow via Abbey Road towards Ramsden Square, turning left at the traffic lights into Rawlinson Street. Lord Street is on your eighth right and continue over Allsion Street crossroads where the property can be found on your left-hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/duke.charmingly.taps>

GENERAL INFORMATION

- TENURE: Freehold
- COUNCIL TAX: A
- LOCAL AUTHORITY: Westmorland & Furness Council
- SERVICES: Mains services include gas, electric, water and sewerage.



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.



£115,000



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8 Lord Street,
Barrow-in-Furness, LA14 1EN

For more information call **01229 445004**

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

Three bedroom mid terrace home situated in this popular accessible location of Barrow Town Centre and within walking distance to amenities including local shops, schools, regular bus routes, Barrow Train Station and BAE Systems. Suited to a variety of buyers including the family home buyer and investor, with original style features. Comprising of Bay windowed lounge, dining room, excellent fitted kitchen to the ground floor with full width bedroom, two further good-sized bedrooms and luxury bathroom to the first floor. Complete with gas central heating system and uPVC double glazing, this property offers a lovely, comfortable home with early viewing highly recommended.



Accessed through a PVC door into:

HALL

Door to lounge, dining room and stairs to first floor.

LOUNGE

11' 10" x 11' 5" (3.62m x 3.50m)
UPVC double glazed bay window to front and radiator.

DINING ROOM

12' 1" x 12' 5" (3.70m x 3.79m)
Understairs storage, radiator, uPVC double glazed window to rear and door to:

KITCHEN

7' 8" x 13' 5" (2.35m x 4.10m)
Fitted with a good range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap. Space for Range style cooker with hob, space and plumbing for washing machine and space for fridge and freezer. External door to rear yard.

FIRST FLOOR LANDING

Doors to all upper rooms. Storage cupboard.

BEDROOM

15' 7" x 11' 5" (4.75m x 3.50m)
Two uPVC double glazed window to front and radiator.



BEDROOM

9' 9" x 12' 5" (2.98m x 3.80m)
Storage cupboard housing the combination boiler for the hot water and heating system, uPVC double glazed window to rear and radiator.

BEDROOM

7' 8" x 6' 4" (2.35m x 1.95m)
Single room with radiator and uPVC double glazed window to side.

BATHROOM

Modern three piece suite in white comprising of WC, vanity wash hand basin and bath. UPVC double glazed window to side.

EXTERIOR

Yard to the rear with access to rear service lane.

