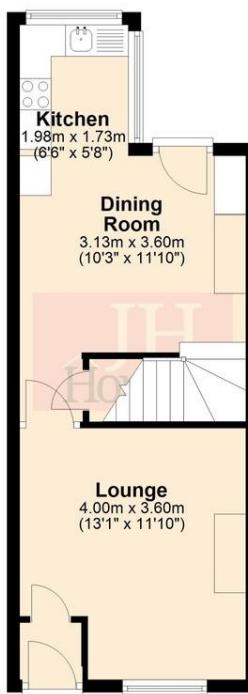


Ground Floor
Approx. 33.6 sq. metres (361 sq. feet)



First Floor
Approx. 30.1 sq. metres (323.9 sq. feet)



Total area: approx. 63.7 sq. metres (685.4 sq. feet)

DIRECTIONS

From Abbey Road, turn down Park Drive and continue after Aldi and proceed down Risedale Road, take the second right into Brook Street and second left into Devon Street and the property can be found on the left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/chimp.dinner.patrol>

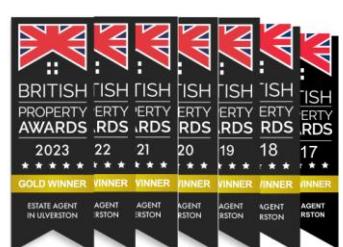
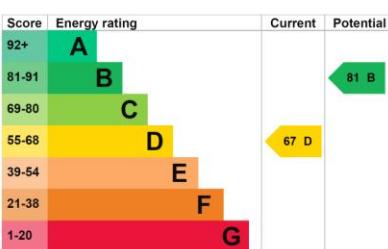
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains, 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.



£90,000



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**112 Devon Street,
Barrow-in-Furness, LA13 9PY**

For more information call **01229 445004**

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

Traditional mid terraced house in a popular location offering convenient access to local amenities, including Barrow Leisure Centre, Aldi Superstore and within easy reach of Barrow Town Centre. Desirable for a range of buyers including the first-time purchase or rental investor and offers comfortable accommodation, comprising of lounge, dining room and kitchen to the ground floor with two double bedrooms and family bathroom to the first floor. Complete with yard to the rear with pedestrian gate to the rear service lane, gas central heating system, uPVC double glazing and is comfortable home with early viewing invited.



Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

LOUNGE

13' 1" x 11' 10" (3.99m x 3.61m)

Original style cast iron fireplace, wood laminate flooring, radiator and uPVC double glazed window to front. Door to:

INNER HALL

Understairs storage cupboard and open doorway to:

DINING ROOM

10' 3" x 11' 10" (3.12m x 3.61m)

PVC external door to rear yard, wood burning style stove, radiator and stairs to first floor. Open to:

KITCHEN

6' 6" x 5' 8" (1.98m x 1.73m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink and drainer with mixer tap, chrome effect handles and pastel shaded recess tiling. Integrated electric oven and four ring gas hob with cooker hood over, integrated dishwasher and space and plumbing for washing machine. Two uPVC double glazed window to rear.

FIRST FLOOR LANDING

Access to two bedrooms and bathroom.

BEDROOM

10' 4" x 11' 10" (3.15m x 3.61m)

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



BEDROOM

10' 4" x 11' 11" (3.15m x 3.63m)

Further double room with radiator and uPVC double glazed window to rear.

BATHROOM

Modern three piece suite in white comprising of WC, wash hand vanity basin and bath with shower over.

EXTERIOR

Yard to the rear with store and access to rear service lane.

