

#### DIRECTIONS

Entering Barrow via Abbey Road towards Ramsden Square, turn left into Rawlinson Street and continue to the end of the road. Turn left onto Salthouse Road and after a short while continue into Roose Road. Turn right into Salthouse Road at the crossroads with Friars Lane and first left into Salthouse Gardens.

The property can be found by using the following "What Three Words" <https://w3w.co/gains.lanes.trip>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected



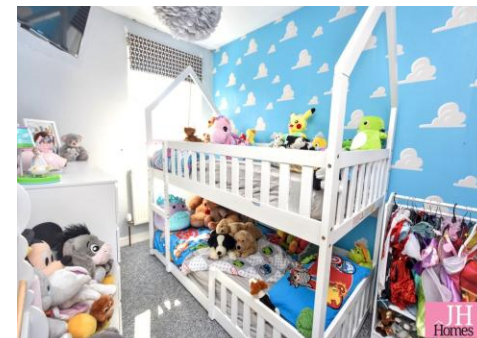
#### Estate Agency Act 1979

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**£150,000**



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**8 Salthouse Gardens, Barrow-in-Furness,  
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Sensibly priced two-bedroom, end terrace mews with large rear garden situated in a quiet cul-de-sac in this popular, accessible location in Barrow town centre. Within walking distance to amenities including local shops, public houses, restaurants, regular bus routes, Barrow train station and the largest employer in the area, BAE Systems. Comprising of entrance vestibule, open plan lounge, kitchen and conservatory with access to rear garden. To the first floor, bedrooms, bathroom and over-stairs storage. Complete with gas central heating system and uPVC double glazing, this property is chain free and suited to a range of buyers including the first-time buyer and offers a lovely, comfortable home with enclosed rear garden and attractive presentation throughout.



Accessed through PVC door into:

**ENTRANCE VESTIBULE**

Entrance door, uPVC double glazed window to side and door to:

**LOUNGE**

13' 11" x 12' 3" (4.24m x 3.73m)  
Radiator, uPVC double glazed window to front and stairs to first floor. Door to:

**KITCHEN/DINING ROOM**

10' 0" x 12' 11" (3.05m x 3.94m)  
Fitted with a range of base, wall and drawer units with wood worktop over incorporating one and a half bowl sink with mixer tap and splash back tiling. Plumbing for washing machine, electric cooker point, space for fridge/freezer and breakfast table. UPVC double glazed windows to conservatory and radiator. Open to:

**CONSERVATORY**

7' 9" x 12' 1" (2.36m x 3.68m)  
UPVC double glazed windows, radiator and double glazed sliding patio doors to rear garden.

**FIRST FLOOR LANDING**

Doors to bedrooms and bathroom.

**BEDROOM**

10' 5" x 12' 3" (3.18m x 3.73m)  
Radiator and uPVC double glazed window to front.



**BEDROOM**

10' 2" x 6' 4" (3.1m x 1.93m)  
UPVC double glazed window to rear, over stairs storage cupboard and radiator.

**BATHROOM**

Three-piece suite comprising of WC, wash hand basin and bath with shower and screen. Heated towel rail, tiling, wood laminate flooring and uPVC double glazed window to rear.

**EXTERIOR**

Low maintenance garden to front, double gate and hard standing with access to enclosed rear garden laid mostly to lawn.

