

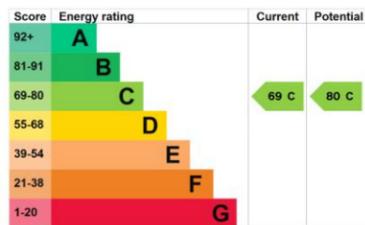
**DIRECTIONS**

On entering Barrow via Abbey Road from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout turn right into Rampside Road. Take your first left into North Row where you can find the property on the right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/event.swift.laptop>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: A  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains electric, gas, drainage and water are 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.




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162 North Row,  
 Barrow-in-Furness, LA13 0HQ

For more information call **01229 445004**

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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Ideal opportunity to acquire a family sized three bedroom sandstone-built mid terrace, occupying a favourable location in the ever popular Roose area in Barrow. Early inspection is strongly advised as the property due to the location and having been well maintained and updated by the current owners, complete with a gas central heating system and uPVC double glazing. The versatile accommodation comprises of a shared passageway, lounge with electric fire and feature surround, dining room, modern kitchen with integrated appliances and ground floor bedroom, with a further two bedrooms and family bathroom to the first floor. Situated within walking distance of the Roose Community Primary School and is also being within the catchment area of the highly regarded Yarlside Academy.



Accessed through a shared passage way leading to the PVC front door.

**DINING ROOM**

14' 0" x 14' 9" (4.27m x 4.5m) widest points  
Wood style laminate flooring, radiator and uPVC double glazed window to rear. Stairs to first floor, door to a store room, open to kitchen and double doors to lounge.

**LOUNGE**

9' 9" x 14' 0" (2.97m x 4.27m)  
Feature electric fire and surround with alcove cupboards, understairs storage cupboard, dado rail and radiator. UPVC double glazed window to front.

**KITCHEN**

10' 6" x 8' 2" (3.2m x 2.49m)  
Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl sink with mixer tap, chrome handles and matching splash back tiling. Integrated electric oven, four ring gas hob with cooker hood over, fridge/freezer, microwave and dishwasher. Further integrated appliances include a washing machine and tumble dryer. Parquet style flooring and uPVC double glazed windows to side. Cupboard housing combination boiler for the hot water and heating system. Door to:

**BEDROOM**

13' 4" x 8' 2" (4.06m x 2.49m)  
Double room with wood style laminate flooring, uPVC French style double glazed double doors to the rear yard, wood style laminate flooring, radiator and indented LED lighting. Door to:



**REAR PORCH**

PVC door to yard and door to:

**CLOAKS/WC**

Fitted with a two-piece suite comprising of WC and wash hand basin.

**FIRST FLOOR LANDING**

Doors to all upper rooms.

**BEDROOM**

6' 7" x 14' 0" (2.01m x 4.27m)  
Double room with radiator and uPVC double glazed window to front.

**BEDROOM**

11' 9" x 7' 6" (3.58m x 2.29m)  
UPVC double glazed window to rear, loft access and radiator.

**BATHROOM**

Fitted with a four piece suite comprising of WC, wash hand basin, shower cubicle and bath. Tiling and uPVC double glazed window to rear.

**EXTERIOR**

Enclosed yard with access to rear service lane and public green.

