

FREEHOLD



## 33 WORCESTER STREET, BARROW-IN-FURNESS, LA13 9RU

# £40,000

### FEATURES

Investment Opportunity	Three Bedrooms
Realistically Priced Mid Terrace	Some UPVC Double Glazing
Two Reception Rooms	GCH System
Kitchen Area & Rear Porch	Modernisation Required
Ground Floor Bathroom	No Chain Involved

Realistically priced traditional mid terraced house in a popular location offering convenient access to local amenities and is desirable for an investment buyer with some updating/modernisation required, but will be appreciated upon recommended viewing and reflected in the realistic asking price. Comfortable accommodation that comprises of two reception rooms, kitchen area and ground floor bathroom with three bedrooms, one of them accessed via bedroom two. Complete with yard to rear with pedestrian door to the rear access lane, gas central heating system and some double glazing. In all a comfortable home within walking distance of local shops to include an Aldi superstore, regular bus routes, Barrow Park and level access walk to the town centre.



1



1



3



On Road  
Parking



Accessed through a PVC door into:

ENTRANCE HALL

Radiator, stairs to first floor and doors into both reception rooms.

LOUNGE

9' 10" x 9' 8" (3m x 2.95m)  
Radiator and uPVC double glazed window to front.

DINING ROOM

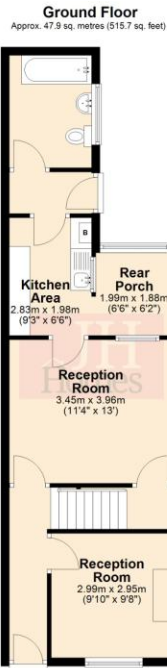
11' 4" x 13' 0" (3.45m x 3.96m)  
Glazed window to rear porch, radiator, under stairs cupboard and door to:

KITCHEN AREA

9' 3" x 6' 6" (2.82m x 1.98m)  
Fitted with base, wall and drawer units with sink and wall mounted combination boiler for the hot water and heating system. Door to inner hall, glazed window to side and open to:

REAR PORCH

6' 6" x 6' 2" (1.98m x 1.88M)  
Windows to front and rear.



INNER HALL

Door to rear yard and door to:

BATHROOM

Fitted with a three piece suite comprising of WC, wash hand basin and bath with uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to two bedrooms with access to the third from bedroom two.

BEDROOM

13' 5" x 13' 0" (4.09m x 3.96m)  
Radiator and uPVC double glazed window to front.

BEDROOM

11' 4" x 13' 0" (3.45m x 3.96m)  
UPVC double glazed window to rear, radiator and door to:

BEDROOM

9' 3" x 6' 6" (4.09m x 3.96m)  
Radiator and uPVC double glazed window to side.

EXTERIOR

Yard to rear with access to rear service lane.



Total area: approx. 84.0 sq. metres (904.2 sq. feet)

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**01229 445004**

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GENERAL INFORMATION

TENURE: Freehold  
COUNCIL TAX: A  
LOCAL AUTHORITY: Westmorland and Furness Council  
SERVICES: All mains services to include, gas, water, drainage and electric.

DIRECTIONS:

From Abbey Road, turn down Park Drive and continue after Aldi. Proceed down Risedale Road, taking your second left into Brook Street and second right into Worcester Street.  
The property can be found by using the following "What Three Words":  
<https://w3w.co/quench.poems.happy>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.