

**109 SOUTH ROW,  
BARROW-IN-FURNESS,  
LA13 0HJ**

**£165,000**

**FEATURES**

Realistically Priced  
Sandstone Terrace

Highly Popular Location

Well Maintained & Updated  
By Current Owners

Gas CH System & uPVC DG

Dining Room & Lounge With  
Wood Burner

Extended Kitchen &  
Luxury Bathroom

Two Double Bedrooms &  
WC/Dressing Room

Attic Room (Fixed  
Staircase)

Suitable For A Variety Of  
Buyers

Early Inspection Advised



On Road  
Parking

**JH  
Homes**

An ideal opportunity to acquire this charming sandstone-built mid-terrace property, occupying a highly desirable position in the ever-popular Roose area of Barrow. Perfectly located for families, the home is just a short walk from Roose Community Primary School and sits within the catchment area of the well-regarded Yarlside Academy. A range of local amenities are close at hand, including family-friendly public houses, regular bus routes, Roose train station and Tesco Metro. The property has been lovingly maintained and tastefully updated by the current owners, offering modern décor complemented by contemporary lighting throughout. Additional benefits include gas central heating system, uPVC double glazing, a modern fitted kitchen and a luxurious four-piece bathroom. The well-presented and versatile accommodation briefly comprises of a welcoming dining room with wood laminate flooring flowing into a cosy lounge featuring a log burner/closed room heater with an attractive surround, modern kitchen with integrated appliances and ground-floor bathroom. To the first floor are two generously sized double bedrooms, along with a stylish WC/dressing room. A fixed staircase from the landing provides access to a boarded loft, complete with a roof window and offering excellent additional space. Externally, the property enjoys an enclosed rear yard, ideal for low-maintenance outdoor use. Early inspection is strongly recommended to fully appreciate the location, presentation and quality of this delightful home.

Accessed through a PVC door into:

#### DINING ROOM

9' 7" x 13' 6" (2.92m x 4.11m)

With entrance door, uPVC double glazed window to the front and radiator. Wood laminate flooring, understairs storage and door to staircase. Under the stairs open doorway to:

#### LOUNGE

11' 4" x 13' 4" (3.45m x 4.06m)

Solid fuel burner set on slate plinth with wooden mantle and uPVC double glazed windows to the rear. Door to:

#### KITCHEN

17' 2" x 7' 3" (5.23m x 2.21m) max

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel one and a half bowl sink with drainer, mixer tap and splash back tiling. Electric oven, 4-ring gas hob, space for undercounter fridge and freezer, plumbing for washing machine and wine rack. Two uPVC double glazed windows to side, breakfast bar and cupboard housing combination boiler for heating and hot water system. Door to:

#### REAR VESTIBULE

External door to rear yard and door to:

#### BATHROOM

Luxury four-piece suite comprising of WC, wash hand basin, shower cubicle and bath.

#### FIRST FLOOR LANDING

Doors to all upper rooms and stairs to attic room.

#### BEDROOM

9' 10" x 13' 8" (3m x 4.17m) max

Radiator, understairs storage and uPVC double glazed window to front.

## BEDROOM

12' 7" x 6' 9" (3.84m x 2.06m)

UPVC double glazed window to rear and radiator.

## WC/Dressing Room

Two-piece suite comprising of WC and wash hand basin. Tiling to walls and uPVC double glazed window to rear.

## ATTIC ROOM

12' 10" x 12' 4" (3.91m x 3.76m)

Roof window to rear, storage cupboard and radiator.

## EXTERIOR

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



Approx Gross Internal Area  
97 sq m / 1048 sq ft



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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

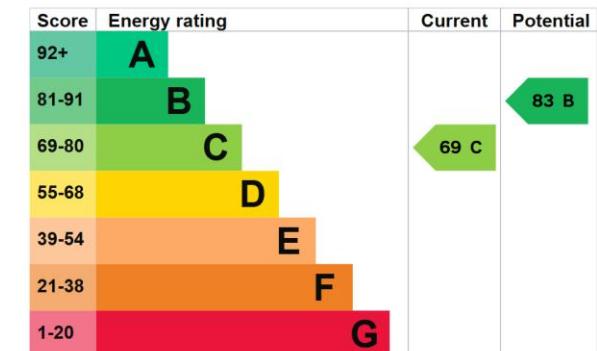
SERVICES: Mains drainage, gas, electric, water are all connected

#### 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, past Tesco Metro and Roose Station. At the junction turn left onto Roose Road, turn right into Rampside Road at the roundabout and take your second left into South Row.

The property can be found by using the following "What Three

Words":<https://w3w.co/cities.shin.modes>



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.