

FREEHOLD



103 QUEEN STREET, BARROW-IN-FURNESS, LA14 5NY

£135,000

FEATURES

- Superior End Of Terrace
- Highly Popular Location
- Some Fine Views To The Rear
- Gas CH System & uPVC DG
- Recently Installed Shower Room
- Early Inspection Strongly Advised
- Lounge & Dining Room
- Modern Kitchen & Attic Room
- Two Bedrooms
- Suitable For A Variety Of Buyers



On Road
Parking



This beautifully presented two-bedroom end-terrace home offers stylish modern décor throughout and enjoys a sought-after position close to local schools and amenities. Benefitting from open outlooks and a thoughtfully developed attic space, the property is ideally suited to first-time buyers or those seeking an attractive investment opportunity. With double glazing and gas central heating system throughout, the home provides both comfort and energy efficiency. Completing the package is a charming rear "Yarden", perfect for relaxing or entertaining. Upon entering, you are welcomed into a vestibule which leads through to the bright and airy lounge. This inviting space has been neutrally decorated with painted walls and fitted carpeting, creating a warm and comfortable atmosphere. The dining room continues the same tasteful décor and features a breakfast bar along with built-in cupboards, offering valuable additional storage for the kitchen. The kitchen has been fitted with contemporary white gloss wall and base units, complemented by wood-effect laminate work surfaces. Integrated appliances include an under counter double oven and gas hob above, with further space available for freestanding appliances. The first-floor hosts two generously sized bedrooms, both finished with attractive décor and carpeting, along with a modern shower room. The shower room has been recently installed (December 2025) and is fitted with a stylish three-piece suite comprising of freestanding WC, suspended sink, and a walk-in shower cubicle. In addition, the property boasts a versatile attic area, complete with carpeting and a Velux window, offering excellent views and flexible usage as a home office, hobby space or occasional room. Externally, the rear "Yarden" features a cabin and a combination of slate chippings and slate flagging, creating an ideal low-maintenance space for outdoor seating and entertaining. The area also benefits from external power sockets, adding further practicality.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door and door to:

LOUNGE

9' 1" x 13' 4" (2.77m x 4.06m)

UPVC double glazed windows to front, fireplace recess with wooden mantle, modern contemporary décor and radiator. Door to:

MID VESTIBULE

Understairs storage and open to:

DINING ROOM

9' 1" x 13' 4" (2.77m x 4.06m)

Fireplace recess, single vase unit with work top/breakfast bar and uPVC double glazed window to rear. Two single wall units and top box, modern contemporary décor and radiator.

Door and stairs to first floor and door to:

KITCHEN

8' 2" x 5' 5" (2.49m x 1.65m)

Fitted with a double base corner unit, two double and one single wall units with wooden worktops below incorporating single sink with drainer, mixer tap and splash back tiling. Electric oven, 4-ring gas hob, space for fridge

and freezer. Plumbing for washing machine, wood laminate flooring, uPVC double glazed window to rear and stable style PVC door to rear yard.

FIRST FLOOR LANDING

Access to all upper rooms and folding door to stairs leading to room in roof.

BEDROOM

11' 11" x 12' 6" (3.63m x 3.81m)

Radiator and uPVC double glazed window to front.



BEDROOM

9' 3" x 8' 2" (2.82m x 2.49m)

UPVC double glazed window to rear, pastel shaded décor and radiator.

SHOWER ROOM

Luxury three-piece suite in white comprising of WC, wash hand basin and shower cubicle.

Heated towel rail, tiling to walls and cupboard housing combination boiler for heating and hot water system.

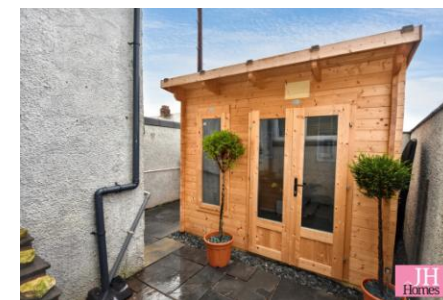
ATTIC ROOM

11' 5" x 11' 8" (3.48m x 3.56m)

Velux style window to front and radiator.

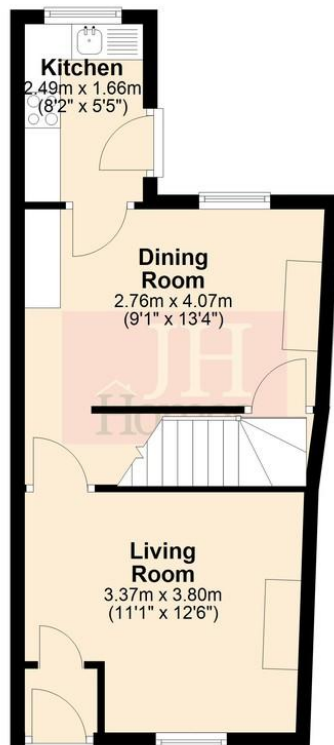
EXTERIOR

Yard to the rear with gated side access to South View. Slate flagged and slate chippings under cabin, which measures 3m x 2m with electric power points.



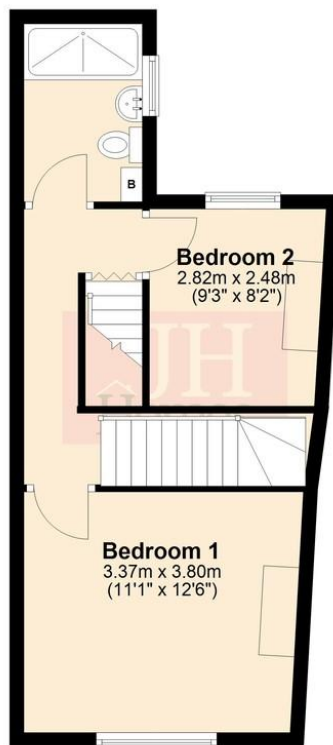
Ground Floor

Approx. 33.5 sq. metres (360.9 sq. feet)



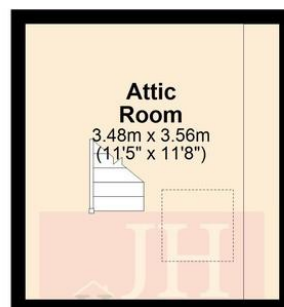
First Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



Room in Roof

Approx. 12.4 sq. metres (133.4 sq. feet)



Total area: approx. 79.4 sq. metres (854.3 sq. feet)

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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:

Entering Barrow from Dalton via Abbey Road, at the Strawberry traffic lights turn right into Hawcoat Lane and take your second left into Oxford Street. Continue straight on at the roundabout taking your first right after Victoria Infant and Nursery School into Matlock Road. Follow the road round into Harrogate Street and after a short while turn right into Queen Street.

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

<https://w3w.co/paused.minds.delay>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 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.

