

FREEHOLD



51 MONKS BROW, BARROW-IN-FURNESS, LA13 9PL

£150,000

FEATURES

- | | |
|-------------------------------|-------------------------|
| Traditional Style End Terrace | Lounge & Dining Room |
| Highly Popular Location | Kitchen & Sun Room |
| Gardens Front & Rear | Two Bedrooms & Bathroom |
| Garage | Gas CH System & uPVC DG |
| Requires Some Modernisation | No-Chain Involved |



 1  2  2  Garage



This is a rare purchase opportunity to acquire a two bedroomed end terrace house with enclosed rear garden and detached garage. The property does require some updating/modernisation but has been reflected in the more than realistic asking price. Within walking distance is a local Co-op, One-Stop shop, schools, Tesco Metro and Roose train station. The property is also within easy reach of Barrow town centre. Benefits from a gas central heating system, UPVC double glazing, two reception rooms, kitchen, conservatory, bathroom and two bedrooms, having some fine views towards Barrow town centre. Externally, there are steps to the fore courtyarded garden leading to the side entrance door with gated access to the rear garden. Both gardens are well established; the rear garden is enclosed for privacy consideration and in turn gives access to the rear service lane and garage. A fantastic purchase opportunity, with early inspection strongly advised.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door, understairs cupboard and gives access to lounge, dining room and kitchen. Door to:

LOUNGE

12' 0" x 12' 3" (3.66m x 3.73m)

UPVC double glazed windows to front, coal effect living flame gas fire with feature surround and radiator. Folding door to stairs leading to first floor.

DINING ROOM

9' 10" x 8' 4" (3m x 2.54m)

Radiator and two uPVC double glazed windows to rear.

KITCHEN

13' 0" x 6' 4" (3.96m x 1.93m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink with drainer, mixer tap and splash back tiling. Space for cooker and door to:

SUN ROOM

7' 4" x 14' 0" (2.24m x 4.27m)

UPVC double glazed windows to rear and side, roof windows and uPVC French style double glazed double doors to rear garden.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom, with uPVC double glazed window to side.

BEDROOM

12' 0" x 12' 3" (3.66m x 3.73m)

Two uPVC double glazed windows to front, radiator and cupboard housing combination boiler for heating and hot water system.

BEDROOM

13' 0" x 8' 6" (3.96m x 2.59m)

Radiator and uPVC double glazed windows to rear with some fine views.

BATHROOM

Three-piece suite comprising of WC, wash hand basin and bath. Storage cupboard and uPVC double glazed window to rear.

EXTERIOR

Pathway to front garden with access to entrance door and gate to rear garden. Well established gardens to the front and rear pathway, with gate to rear service lane.

GARAGE

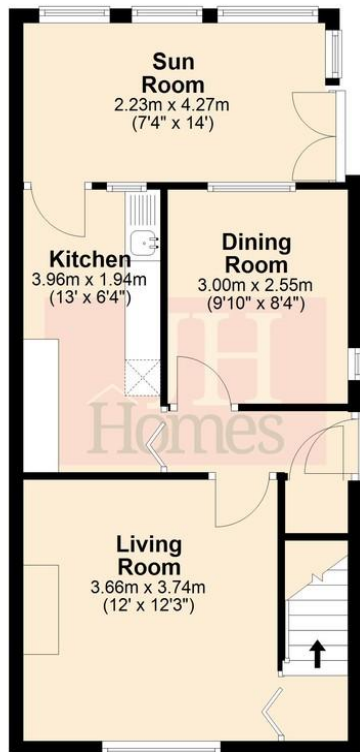
13' 10" x 8' 2" (4.22m x 2.49m)

Up'n'over door and window.



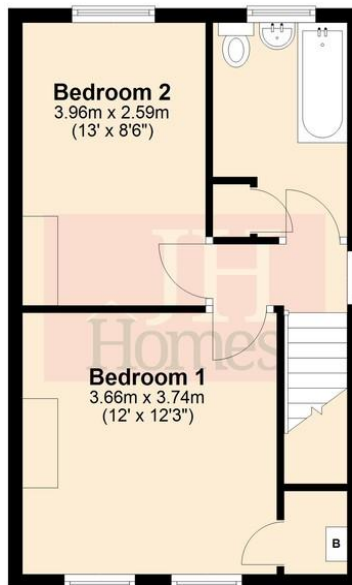
Ground Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 82.3 sq. metres (886.0 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, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and at the roundabout turn left into Flass Lane, continue until it merges with Friars Lane. Turn right into Priors Path and first left into Monks Brow.

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

<https://w3w.co/rank.alive.unique>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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.

