

FREEHOLD



185 SOUTH ROW, BARROW-IN-FURNESS, LA13 0HJ

£155,000

FEATURES

Realistically Priced
Sandstone Terrace

Highly Popular Location

Suitable For A Variety Of
Buyers

Gas CH System & uPVC DG

Lounge & Sitting Room

Modern Kitchen With
Integral Appliances

Two Bedrooms & Luxury
Bathroom

Early/Vacant Possession
Available

Early Inspection Advised

Yard To Rear With Access
To Public Green



 1  2  2  On Road
Parking

JH
Homes

An excellent opportunity to acquire this charming sandstone-built mid-terrace cottage, pleasantly positioned towards the end of a quiet street in the ever-popular Roose district of Barrow-in-Furness. The property enjoys a highly convenient setting, just a short stroll from Roose Community Primary School and within the catchment of the well-regarded Yarlside Academy. A range of everyday amenities are also close, including family-friendly public houses, excellent bus links, the local train station, and Tesco Metro for convenient shopping. This delightful home is attractively presented throughout with contemporary décor and lighting, and benefits from a gas central heating system together with uPVC double glazing, ensuring comfort and efficiency year-round. The well-proportioned accommodation briefly comprises of a welcoming living/dining room, an additional sitting room offering flexible living space, and a fitted kitchen featuring modern base and wall units with access to the rear yard. To the first floor are two generously sized double bedrooms and a stylish family bathroom, completing this appealing home. Early viewing is strongly recommended to fully appreciate the location, presentation, and excellent value this property offers.

Accessed via a PVC door into:

ENTRANCE VESTIBULE

Entrance door and open to:

LOUNGE/DINING ROOM

9' 11" x 13' 8" (3.02m x 4.17m)

Original style cast iron fireplace, modern décor, door to stairs, radiator and uPVC double glazed windows to front. Open under stairs to:

SITTING ROOM

11' 5" x 13' 8" (3.48m x 4.17m)

Coal effect living flame gas fire with tiled back and plinth and Adam's Style surround. Modern décor, door to Kitchen and uPVC double glazed window to rear. Door to:

STORE

Light point and storage space.

KITCHEN

9' 4" x 7' 6" (2.84m x 2.29m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating sink with

drainer, mixer tap and splash back tiling.

UPVC double glazed window to rear, electric oven and hob, extractor hood and fridge/freezer. Plumbing for a washing machine, combination boiler for the heating and hot water system and external door to rear yard.

FIRST FLOOR LANDING

Doors to all upper rooms.

BEDROOM

9' 11" x 13' 8" (3.02m x 4.17m)

Radiator and uPVC double glazed window to front.

BEDROOM

12' 11" x 7' 2" (3.94m x 2.18m)

UPVC double glazed window to rear and radiator.

BATHROOM

Three-piece suite comprising of WC, wash hand vanity basin and bath with thermostatic shower above. Tiling, radiator and uPVC double glazed window to rear.

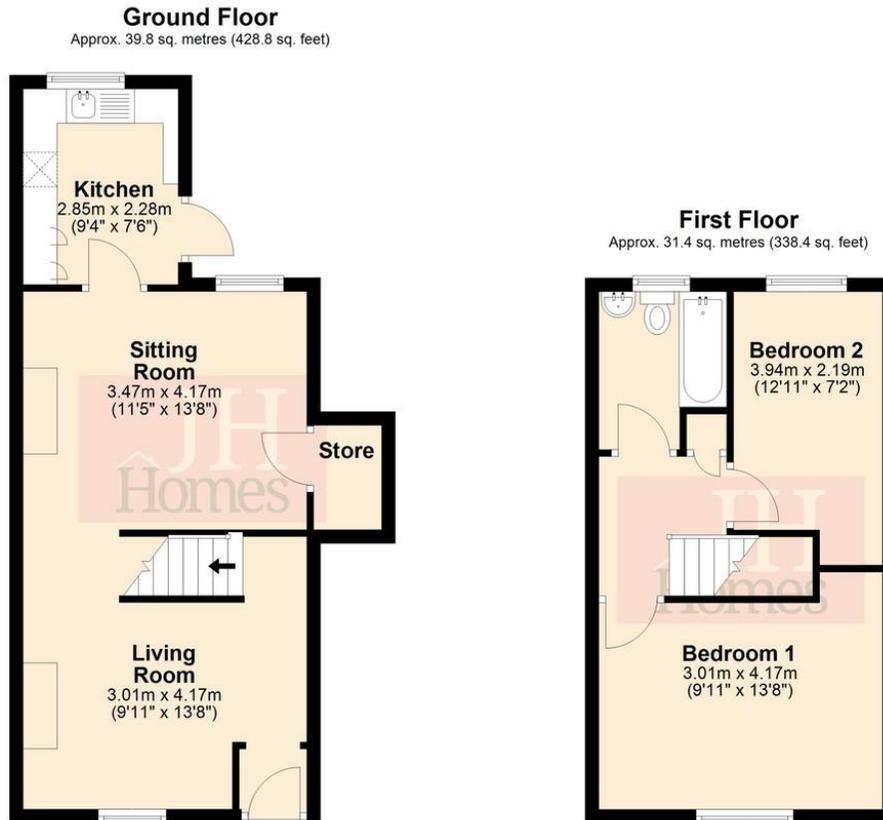
EXTERIOR

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



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Total area: approx. 71.3 sq. metres (767.3 sq. feet)

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

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

<https://w3w.co/print.allows.rinse>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 63 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.

