



FREEHOLD

# 94 SALTHOUSE ROAD, BARROW-IN-FURNESS, LA13 9TN

## £115,000

### FEATURES

- Two Bedroom, Three-Storey Terrace
- Internal Viewing Highly Recommended
- Garden To Rear With Double Garage
- Gas CH System & uPVC DG
- Lounge & Modern Kitchen/Diner
- Study/Utility Area
- Luxury Bathroom (Four-Piece)
- Convenient Location
- Suitable For A Variety Of Buyers
- Early Inspection Advised



1



1



2



Double  
Garage,  
On Road  
Parking



A well-presented and sensibly priced two-bedroom, three-storey mid-terrace home, boasting a generous rear garden and a substantial double garage, ideally positioned within this popular and highly accessible Barrow town centre location. The property enjoys convenient walking distance to a wide range of amenities including local shops, public houses, restaurants, regular bus services, the train station, and the area's principal employer BAE. The accommodation is thoughtfully arranged and comprises of a welcoming lounge and a spacious kitchen/dining room fitted with integrated appliances. A useful basement level provides a versatile utility area and study space, alongside a luxurious four-piece family bathroom and access to the rear garden. To the first floor, the property offers an impressive full-width master bedroom, a further well-proportioned double bedroom, and a separate WC. The loft is accessed from the landing via a fixed ladder and benefits from boarding, light and power points, and a roof window, offering excellent additional storage or hobby space. With the added benefits of gas central heating system and uPVC double glazing throughout, this attractive home will appeal to a wide range of buyers, including first-time purchasers and young families, offering comfortable living space, a charming South facing and sunny garden, plus the rare advantage of a garage in this central location.

Accessed through a PVC door into:

### **LOUNGE**

*12' 5" x 15' 0" (3.78m x 4.57m)*

Double glazed window to the front, wood laminate flooring, radiator and electric fire set on slate effect plinth with wooden mantle. Door to:

### **KITCHEN/DINING ROOM**

*12' 8" x 11' 7" (3.86m x 3.53m)*

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling.

Gas cooker point, fridge, freezer, wood laminate flooring, radiator and space for a dining table. UPVC double glazed window to rear, cupboard housing combination boiler for heating and hot water systems, and stairs to both the first floor and the basement rooms.

### **STUDY/UTILITY AREA**

*12' 8" x 8' 10" (3.86m x 2.69m)*

Plumbing for washing machine, space for a dryer, radiator and external door to rear garden. Sliding door to:

### **BATHROOM**

Modern four-piece suite comprising of WC, free standing bath, wash hand vanity basin and double shower cubicle. Extractor fan and uPVC double glazed window to rear.

### **FIRST FLOOR LANDING**

Doors to all upper floor rooms.

### **LOFT**

Accessed via fixed ladder from landing, light and power points, roof window and is fully boarded.

## BEDROOM

12' 7" x 15' 0" (3.84m x 4.57m)

Radiator, uPVC double glazed window to front and alcove cupboard.

## BEDROOM

12' 6" x 12' 4" (3.81m x 3.76m)

UPVC double glazed window to rear and radiator.

## WC

Two-piece suite comprising of WC and wash hand basin.

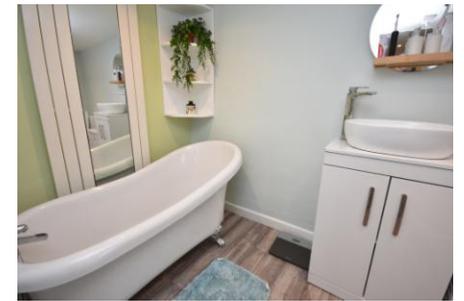
## EXTERIOR

Enclosed, South facing and well-established rear garden laid mostly to lawn, which benefits from sunny aspects throughout the day. Door to:

## GARAGE

18' 1" x 14' 11" (5.51m x 4.55m)

Up'n'Over door to rear service lane, workbench and light and power points.



Call us on  
**01229 445004**

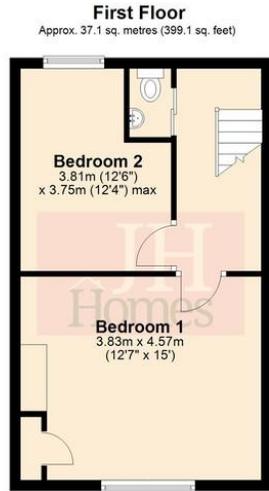
contact@jhhomes.net  
[www.jhhomes.net/properties](http://www.jhhomes.net/properties)

**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 via Abbey Road towards Ramsden Square, turn left into Rawlinson Street and continue to the end of the road. Turn left onto Salhouse Road and as the road forks, keep right, continuing into Salhouse Road.  
 The property can be found by using the following "What Three Words":  
<https://w3w.co/firmly.universally.bricks>



Total area: approx. 115.0 sq. metres (1238.0 sq. feet)

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

