

28 DUMFRIES STREET, BARROW-IN-FURNESS, CUMBRIA, LA14 2DA

EXTERNAL

The property has a small forecourt. To the rear there is an enclosed yard with a door to the service lane.

DIRECTIONS:

Proceeding down Abbey Road, turn left onto Park Drive, continue along Park Drive and then turn right opposite Aldi onto Greengate Street. Proceed down Greengate Street, then left into Sutherland Street, take the third turning on the left into Dumfries Street and the property is towards the top on the right-hand side.

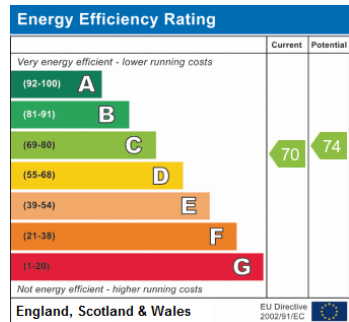
TENURE: Freehold

COUNCIL TAX: Band A

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Main services are gas, electricity and water with drainage to the main sewer. Please note the property has solar photovoltaic panels fitted to the roof with an inverter to the 1st floor landing supplementing the electricity bill.

Viewing strictly through J H Homes.



Estate Agency Act 1979
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



Three Bedroom Mid-Terrace House
Close To Local Amenities
FOR SALE £99,950



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We are pleased to offer for sale this substantial and traditional mid-terraced house situated in this convenient location within Barrow-in-Furness. The property is presented to a good standard and offers family sized accommodation with accommodation that briefly comprises vestibule, hall, sitting room and dining/sitting room, kitchen and utility. To the first floor, bathroom and two Bedrooms and staircase to second floor bedroom. With uPVC double glazing and electric panel heaters and solar photovoltaic cells to the roof. The property whilst being well presented offers further potential for personalisation including replacement of the bathroom and development of the utility. There is a small forecourt the front and enclosed yard to the rear. The property is considered suited to arrange of buyers from the first-time buyer, family purchaser or rental investor. Early viewing is invited.

For more information call **01229 314049** or **445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: C

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ACCOMODATION

The property is accessed from a uPVC double glazed feature door which opens to the entrance vestibule. The vestibule has high level electric metres and an internal door provided access to the hall. The hall has the staircase to the end and internal doors to the two ground floor reception rooms.

SITTING ROOM

13ft 9' 4.20 maximum to Bay/11ft 2' 3.40 x 10ft 8' 3.26

With a uPVC double glazed bay window to the front elevation having leaded feature upper panes with tilt and turn opening central pane and fitted blinds. The room is of good proportions and has a feature papered chimneybreast with a hearth on which sits an electric flame effect stove. There is a modern electric heater behind a decorative cover. The room has a picture rail and coving to the ceiling and a light a neutral decor. A pleasant well-proportioned room.



DINING ROOM/SITTING ROOM

12ft 8' 3.86 x 11ft 3' 3.43

uPVC double glazed window to the rear looking to the yard with a fitted blind. The room is of good proportions and has a central fireplace feature with York stone shaded stone fireplace and side displays housing a multi-fuel stove on a flagged hearth. The room has a light neutral décor complimented with a lighter woodgrain effect laminate flooring. With a modern electric heater to the wall. A connecting door offers access to the kitchen and there is open access to a useful understairs storage area with electric light and coat hooks.



KITCHEN

9ft 6' 2.91 x 7ft 8' 2.34

With a double-glazed window to the side. A spacious kitchen with a range of fitted basin wall cupboards with white décor panels and modern metallic pull handles. The units are complemented with a light woodgrain effect works surfacing and attractive tiling to the splash backs. There is an inset five burner gas hob (the owner has advised the fitted hob may be exchanged to an electric hob) with cooker hood above and a low-level double oven. There are spaces provided for and plumbing for dishwasher and fridge, also inset to the work surface is a single drainer bowl and a half sink unit with a mixer tap. There are ample power sockets including some with USB charger points. To the rear there is open access to the adjacent utility room/back kitchen.



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UTILITY ROOM

9ft 2.91 x 7ft 9' 2.38

With an aluminium framed double-glazed door opening to the yard. This area has great potential for general development and improvement and currently has some older kitchen units with the single drainer stainless steel sink unit and recess and plumbing for washing machine. Wall mounted is a Brittany gas boiler for the hot water system.

From the entrance hallway the staircase leads up to the first floor. At the three-quarter landing there is access to the bathroom and then two steps up to the main landing area with access to bedrooms one & two then the staircase to the top floor.

BATHROOM

9ft 5' 2.88 x 7ft 9' 2.38

uPVC double glazed patterned glass window to the rear. A well-proportioned bathroom that offers great potential for re-development/re-fitting and currently houses a corner bath, wash hand basin inset to vanity unit and a WC with concealed cistern as well as a large walk-in shower cubicle with a thermostatic shower. The room has an extractor fan and a gas wall heater.

BEDROOM ONE

11ft 3.36 / 7ft 11' 2.41 x 14ft 2' 4.31

With a uPVC double glazed window to the front elevation with leaded the feature panes. A pleasant and good-sized double bedroom that has a striped wood flooring inset lighting to the ceiling and modern electric panel heater.



A comfortable double room with ample space for bedroom furniture wardrobes etc.



BEDROOM TWO

12ft 8' 3.86 x 8ft 8' 2.65

With a uPVC double glazed window to the rear of the property. A good further bedroom with a modern electric heater and a light, attractive decor with feature papered chimney breast and alcove. The room has a built-in corner desk unit ideal for a home office if required.



From the 1st floor landing a staircase leads to the top floor, with the landing area having a PVC double glazed window and a door to an eave's storage area.

TOP FLOOR BEDROOM THREE

12ft 2' 3.70 x 9ft 11' 3.03

With a uPVC double glazed window to the rear elevation. This is a good size room which has a modern electric panel heater, inset lighting to the ceiling, TV bracket to the wall, power sockets and doors to useful eave's storage areas.