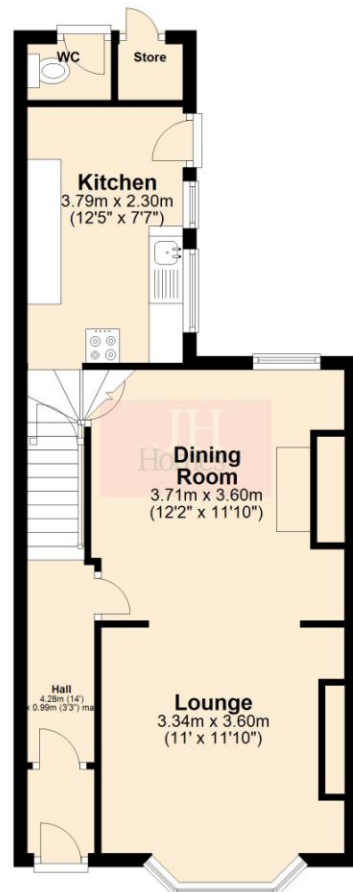
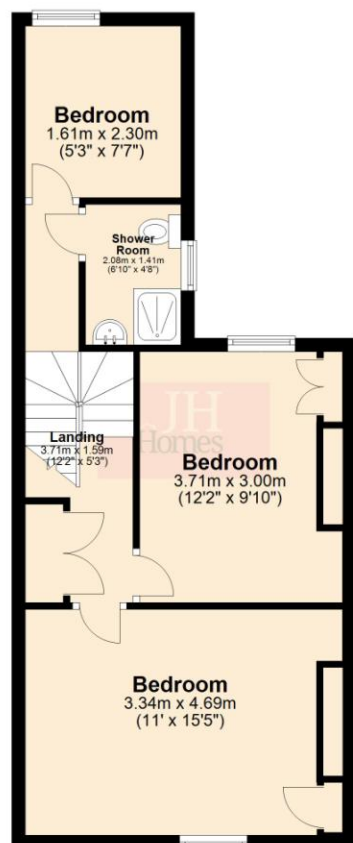


**Ground Floor**  
Approx. 44.4 sq. metres (477.7 sq. feet)



**First Floor**  
Approx. 44.7 sq. metres (480.6 sq. feet)



Total area: approx. 89.0 sq. metres (958.3 sq. feet)

**DIRECTIONS**

Proceeding along Abbey Road and when you reach Kwik Fit turn into Windsor Street, proceed to the top of the street, turn right into Settle Street and the property is on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/entertainer.tests.play>

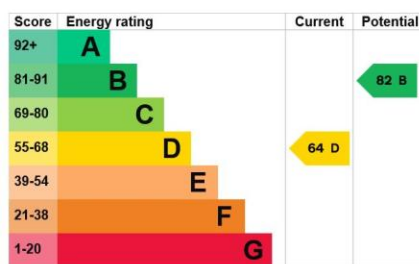
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected.



**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.




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**46 Settle Street,**  
**Barrow-in-Furness, LA14 5HQ**  
 For more information call **01229 445004**  
 2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Traditional forecourt terraced home in this popular and sought after location. This spacious home whilst in need of general modernisation and refurbishment offers super potential in this excellent location. Comprising of porch, entrance hall, lounge, dining room, kitchen and three bedroom and wet room to first floor. Small forecourt to front and yard to rear with WC. Partial double glazing, gas fired central heating system and offers a superb opportunity to create/develop to your own requirements. Great opportunity in a popular location with early viewing invited and recommended.



Accessed through a yellow painted traditional front door opening into:

**PORCH**

Traditional tiled floor, coving to ceiling with further traditional door with leaded and colour glass panes and matching window to door frame into:

**ENTRANCE HALL**

Traditional tile flooring, decorative coving and moulding to ceiling, radiator and staircase to first floor. Door to dining room with open archway to lounge.

**LOUNGE**

13' 8" x 10' 10" (4.19m x 3.32m) into bay UPVC double glazed bay window to front with radiator under, alcoves with storage cupboard and bookcase shelving, coving to ceiling and arch to dining room.

**DINING ROOM**

12' 2" x 12' 1" (3.73m x 3.69m) widest points Central feature, fireplace feature with wood style fire surround housing living coal flame gas fire. UPVC double glazed window to rear looking to yard and traditional glazed door to kitchen.

**KITCHEN**

12' 4" x 7' 6" (3.77m x 2.31m) A spacious kitchen offering great potential for modernisation currently fitted with an older style range of base, wall and drawer units with patterned work surface over incorporating stainless steel sink unit with mixer tap. Space and plumbing for washing machine, space for electric cooker and two radiators. Two single glazed windows, half glazed door to rear yard and door to under stairs storage cupboard.

**FIRST FLOOR LANDING**

Turn at the three quarter landing with access to a bedroom and bathroom. The main landing offers access to two bedrooms traditional built in storage cupboard with double doors and shelving.

**BEDROOM**

14' 5" x 10' 11" (4.40m x 3.35m) Double room with uPVC double glazed window to front offering a pleasant aspect down Windsor Street. Built in cupboards to alcove and fitted shelving, radiator, electric light and power socket.



**BEDROOM**

12' 0" x 10' 5" (3.67m x 3.20m) Further double room with built in alcove drawer unit and fitted shelving, further alcove cupboard housing the gas boiler for the heating and hot water systems. UPVC double glazed window to rear, radiator, electric light and power.

**BEDROOM**

8' 0" x 7' 5" (2.45m x 2.27m) Single room with uPVC double glazed window to rear, radiator and ceiling light point.

**WET ROOM**

6' 9" x 4' 6" (2.06m x 1.38m) Panelling to walls, self draining floor, shower unit with shower curtain rail, wash hand basin and WC with push button flush. Extractor fan, radiator and uPVC tilt and turn, double glazed window.

**EXTERIOR**

To the front is a retaining wall with access to a short flight of steps up to the front door, with small forecourt area and mature shrubs. To the rear is an enclosed yard with raised border and access to an outside WC facility. Door to service lane.

