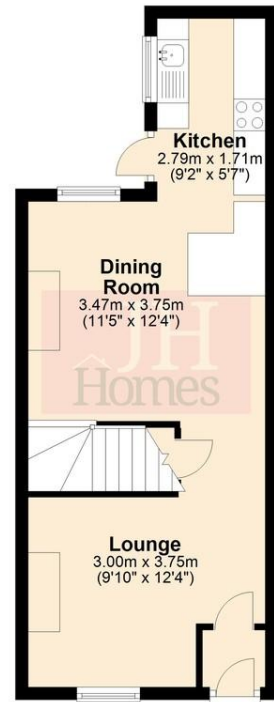


**Ground Floor**  
Approx. 33.7 sq. metres (362.8 sq. feet)



**First Floor**  
Approx. 34.3 sq. metres (368.7 sq. feet)



Total area: approx. 68.0 sq. metres (731.5 sq. feet)

**DIRECTIONS**

Entering Barrow via Abbey Road towards Ramsden Square, turn left into Rawlinson Street at the traffic lights with The Duke of Edinburgh. Take your second right into Buccleuch Street and the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/hulk.robot.weeks>

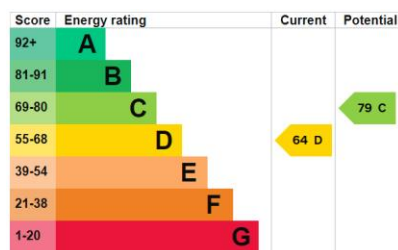
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains drainage, gas, water and electricity 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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120 Buccleuch Street, Barrow-in-Furness,  
Cumbria, LA14 1DA

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)

Two bedroom mid terrace home situated in this popular accessible location in Barrow Town Centre and within walking distance to amenities including local shops, public houses, restaurants, regular bus routes and Barrow Train Station. Comprising of two separate reception rooms, excellent fitted kitchen, full width main bedroom, second bedroom and modern bathroom. Complete with gas central heating system, uPVC double glazing and wood laminate flooring to both reception rooms. Suited to a range of buyers including the first time purchaser, rental investor or those looking to downsize. It offers a lovely, comfortable home with attractive presentation and décor throughout.



Accessed through a door into:

**ENTRANCE VESTIBULE**

Door to:

**LOUNGE**

9' 10" x 12' 4" (3m x 3.76m)

UPVC double glazed window to front, understairs cupboard, radiator and open to:

**DINING ROOM**

11' 5" x 12' 4" (3.48m x 3.76m)

UPVC double glazed window to rear, breakfast bar area extending from Kitchen, radiator and ceiling light point.

Staircase to first floor and open to:

**KITCHEN**

9' 2" x 5' 7" (2.79m x 1.7m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating sink with mixer tap and contrasting splash back tiling. Integrated four ring gas hob, electric oven, space and plumbing for washing machine and space for fridge. Wall mounted combination boiler, ceiling light point and external door to rear yard.

**FIRST FLOOR LANDING**

Door to bedrooms, door to bathroom and radiator.

**BEDROOM**

12' 3" x 10' 2" (3.75m x 3.10m)

UPVC double glazed window to front, storage cupboard, ceiling light point and radiator.



**BEDROOM**

11' 6" x 9' 4" (3.53m x 2.85m)

UPVC double glazed window to rear, ceiling light point and radiator.

**BATHROOM**

Fitted with a modern three piece suite comprising of panelled bath with screen and mixer shower over, pedestal wash hand basin and low level, dual flush WC. Tiled to wet area's and floor, ladder style radiator, ceiling light point and opaque uPVC double glazed window.

**EXTERIOR**

Yard to the rear with outbuilding and access to rear service road.

