

Total area: approx. 77.0 sq. metres (828.5 sq. feet)

DIRECTIONS

Coming down Abbey Road from Dalton, turn left down Park Drive and continue after Aldi and proceed down Risedale Road and the property can be found on your right-hand side passed Industry Kitchen.

The property can be found by using the following "What Three Words" <https://w3w.co/slug.worth.ozone>

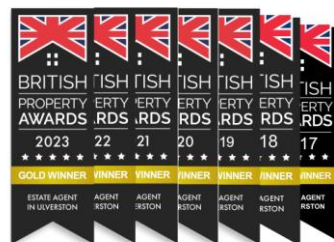
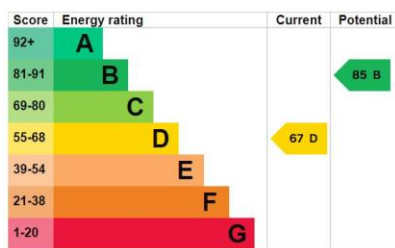
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: All mains services including, gas, electric, water and drainage.

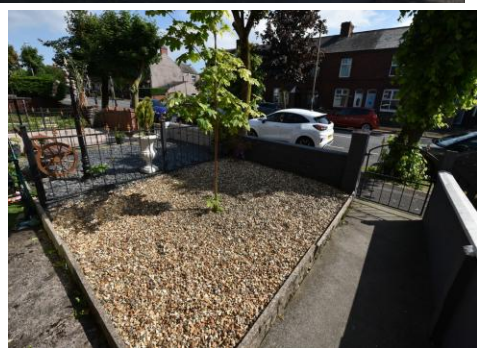


Estate Agency Act 1979

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.




£140,000



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**55 Risedale Road,
Barrow-in-Furness, LA13 9QX**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional three bedroom, fore court fronted, mid terraced house in a popular location offering convenient access to local amenities including the increasingly popular Industry Kitchen. Suited to a range of buyers including the first time purchase or rental investor. Comprising of lounge, dining room, modern fitted kitchen with integral appliances, shower room plus three double bedrooms to the first floor including full width master bedroom. Yard to the rear with pedestrian gate to the rear street, gas central heating system, uPVC double glazing and is comfortable home with early viewing invited.



Entered through a PVC door into:

LOUNGE

14' 0" x 12' 2" (4.28m x 3.73m)
Window to front, ceiling light point, radiator and under stairs cupboard. Door to:

DINING ROOM

12' 2" x 11' 1" (3.73m x 3.40m)
Window, radiator, ceiling light point, door to staircase to first floor and door to:

KITCHEN

9' 5" x 6' 6" (2.89m x 1.99m)
Fitted with a good range of base, wall and drawer units with wooden worktops over incorporating one and a half bow sink with mixer tap and chrome effect handles. Integrated electric oven, four ring gas hob with cooker hood over and dishwasher. Modern recess tiling, ceiling light point and open doorway to:

REAR VESTIBULE

Door to rear yard, ceiling light point and folding door to:

SHOWER ROOM

Modern three piece suite comprising of low level, dual flush WC, pedestal wash hand basin with mixer tap and corner shower cubicle. Tiling to walls and floor, ceiling light point and opaque uPVC double glazed window.

FIRST FLOOR LANDING

Access to all bedrooms.



BEDROOM

12' 2" x 11' 1" (3.73m x 3.38m)
UPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

11' 3" x 9' 4" (3.44m x 2.86m)
UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM

9' 5" x 6' 6" (2.89m x 2.0m)
UPVC double glazed window to rear, ceiling light point and radiator. Wall mounted combination boiler for the hot water and heating system.

EXTERIOR

Yard to the rear with access rear service lane.

