

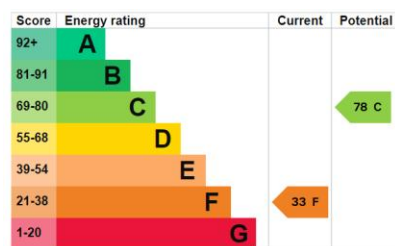
DIRECTIONS

Entering Barrow via Abbey Road towards Ramsden Square, turning left at the traffic light at the Duke of Edinburgh into Rawlinson Street. Turn left into Crellin Street and follow the road round until it continues in Marsh Street where the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/oven.settle.dizzy>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains electric, water, gas and drainage 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.



JH Homes

£69,950



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63 Marsh Street,
 Barrow-in-Furness, LA14 2AD

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Sensibly priced and well presented two bedroom mid terrace home situated in this popular accessible location of Marsh Street, close to Barrow Town Centre and within walking distance to amenities including local shops, schools, regular bus routes and Barrow Train Station. Comprising of two separate reception rooms, kitchen to ground floor with a full width main bedroom, second bedroom with alcove cupboard and wet room to first floor. Completing the property is a workshop to the rear with light and power, yard, combination boiler for the water system and uPVC double glazing. This property is suited to a range of buyers including the first-time purchaser, rental investor or those looking to downsize. Offering a lovely, comfortable home with attractive presentation and décor throughout.



Accessed through a PVC door into:

ENTRANCE HALL

Door to lounge, dining room and stairs to first floor.

LOUNGE

11' 3" x 10' 3" (3.45m x 3.13m)
UPVC double glazed window to front, ceiling light point, alcove storage, picture rail and gas fire with wooden surround.

DINING ROOM

12' 11" x 10' 3" (3.95m x 3.13m)
UPVC double glazed window to rear, coal effect living flame gas fire with feature surround, ceiling light point and picture rail. Door to:

KITCHEN

11' 2" x 7' 3" (3.41m x 2.22m)
Fitted with a range of base, wall and drawer units with quartz style worktop over incorporating stainless steel sink and drainer with mixer tap, chrome handles and contrasting splashback tiling. Space and point for gas cooker, space and plumbing for washing machine and ceiling light point. External door to yard.

FIRST FLOOR LANDING

Door to bedrooms, wet room and separate WC.

BEDROOM

14' 0" x 11' 3" (4.29m x 3.44m)
UPVC double glazed window to front, ceiling light point and alcove cupboard.



BEDROOM

12' 11" x 7' 11" (3.96m x 2.43m)
UPVC double glazed window to rear, ceiling light point and alcove cupboard.

WET ROOM

Two piece suite in white comprising of WC and wash hand basin. Cladding and tiling to walls, cupboard housing combination boiler for the hot water system, ceiling light point and radiator. UPVC double glazed window to side.

WC

UPVC double glazed window to side, ceiling light point and WC.

EXTERIOR

Yard to rear with access to the service lane and door to:

OUTBUILDING

9' 1" x 7' 2" (2.78m x 2.20m)
Two windows, area of worksurface, light and power.

