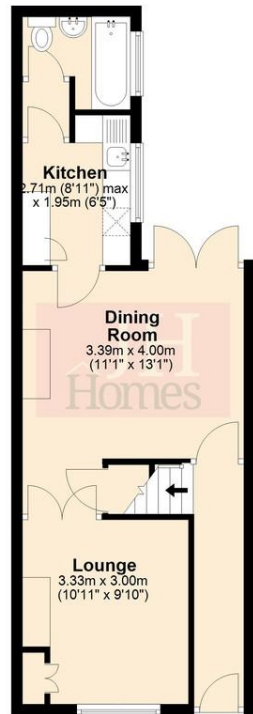
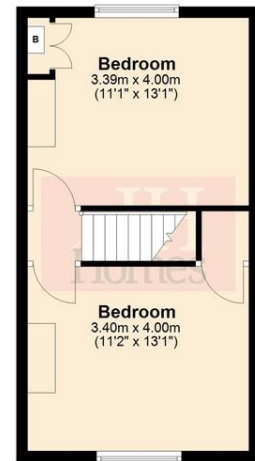


Ground Floor
Approx. 40.2 sq. metres (432.9 sq. feet)



First Floor
Approx. 31.6 sq. metres (339.7 sq. feet)



Total area: approx. 71.8 sq. metres (772.6 sq. feet)

DIRECTIONS

Entering Barrow Island via Michealson Bridge, turn right at the roundabout onto Bridge Road and first right into Ferry Road. Take your fourth right into Earle 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/dated.engage.caves>

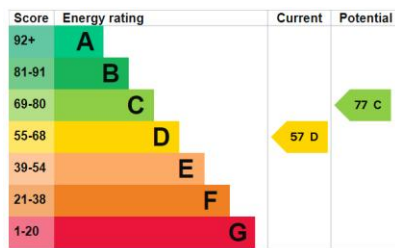
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness 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.



£77,500



2



2



1

**10 Earle Street,
Barrow-in-Furness, LA14 2PZ**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhomes.net

Investment opportunity to acquire a traditional two bedroom mid terrace house situated in this popular accessible location of Barrow Island, close to Barrow Town Centre and within a short walking distance to the largest employer in the area: BAE Systems. Also, within short distance are amenities including local shops, schools, regular bus routes and Barrow Train Station. Comprising of two separate reception rooms, modern fitted kitchen, bathroom and two full width bedrooms. Complete with combination boiler for the central heating and domestic hot water system and uPVC double glazing. Suited to a range of buyers, particularly the investor with this property offering a lovely, comfortable home with attractive presentation and décor throughout.



Accessed through a PVC door into:

HALL

Door to lounge, ceiling light point and stairs to first floor.

LOUNGE

10' 11" x 9' 10" (3.33m x 3m)

Wall mounted gas fire with alcoves either side one of which having a small cupboard housing meters, two wall lights, ceiling light point and radiator. UPVC double glazed window to front and double doors to:

DINING ROOM

13' 1" x 11' 1" (3.99m x 3.38m)

Living flame gas fire with wooden surround and mantle, understairs cupboard, ceiling light point and radiator. Door to kitchen and double doors to rear yard.

KITCHEN

7' 3" x 6' 6" (2.21m x 1.98m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer and tiled splashbacks. Space and point for gas cooker point, space and plumbing for washing machine and space for under counter fridge and freezer. Ceiling light point and uPVC double glazed window.

INNER HALL

Door to:

BATHROOM

Three piece suite comprising panelled bath with mixer tap, shower over and screen, low level WC and wash hand basin with mixer tap. Modern panelling to walls, ceiling light point and opaque uPVC double glazed window.



FIRST FLOOR LANDING

Door to both bedrooms and ceiling light point.

BEDROOM

13' 1" x 11' 1" (3.99m x 3.38m)

Double room, ceiling light point and radiator. UPVC double glazed window to front.

BEDROOM

13' 1" x 11' 4" (3.99m x 3.45m)

Alcove cupboard housing combination boiler for the hot water and heating system, ceiling light point and radiator. UPVC double glazed window to rear.

EXTERIOR

Yard with access to rear service road.

