



DIRECTIONS

Coming down Abbey Road from Ulverston to Ramsden Square round about continue over as though you are heading to Halfords, at the round about turn left and then immediately left onto Laundry Street. At the end of Laundry Street turn left onto Lawson Street. Follow the road round and then right onto Parade Street where the property is immediately on your right hand side.

The property can be found by using the following approximate "What Three Words" <https://what3words.com/wire.fuel.swift>

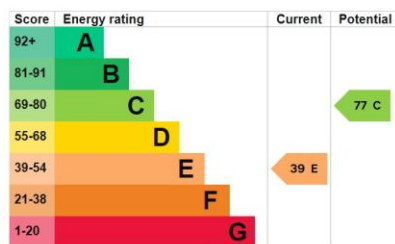
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are 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.



Guide Price £45,000



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GARAGE

41 Parade Street, Barrow-in-Furness, Cumbria, LA14 2NL

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

GUIDE PRICE £45,000 + Fees
FOR SALE BY AUCTION ON 22nd May 2025, AT THE HALSTON, WARWICK ROAD, CARLISLE 12 NOON
Full details and bidding information at www.auctionhousecumbria.co.uk

Excellent sized, Grade II listed end terrace property in a popular location close to local amenities, transport links, schools and BAE. In need of renovating and updating which is reflected in the asking price. The property comprises of entrance hallway, lounge, dining room, spacious kitchen/diner with three bedrooms and shower room to the first floor. Complete with rear yard and attached garage plus double glazing. Suited to a variety of buyers including those who would like an investment or landlords who would like to add to their portfolio.



Entered through a wooden door with glazed inserts into:

ENTRANCE PORCH

Wooden door with glazed inserts into hall, wooden door with full glazed pane to lounge and tiled floor.

LOUNGE

13' 5" x 14' 9" (4.09m x 4.5m)
Two uPVC double glazed windows to the front, picture rail, two glass all light, two strip lights and coving to ceiling. Gas bar fire and door with glazed side panel into:

DINING ROOM

14' 2" x 11' 7" (4.32m x 3.53m)
UPVC double glazed window to rear, serving hatch to kitchen, picture rail, two wall lights and ceiling light point with rose. Electric bar fire set to tiles hearth with wooden surround and mantle. Door with glazed insert to hall.

HALL

Stairs to first floor, two ceiling light points, under stairs cupboard with gas and electric meter and door to kitchen.

KITCHEN

17' 10" x 9' 6" (5.44m x 2.9m)
Fitted with an old range of base, wall and drawer units with worktop over incorporating sink with double drainer and taps. Space for fridge/freezer and space and plumbing for washing machine. Strip light to ceiling, tiles splash backs and gas bar fire. Door to rear yard.

FIRST FLOOR LANDING

Half landing with uPVC double glazed window to side, stairs to the rear lead to a bedroom and bathroom and a further set to the left lead to two further double rooms. Ceiling light point and access to loft.



BEDROOM

14' 7" x 17' 4" (4.44m x 5.28m)
Double room with two uPVC double glazed windows to front, picture rail, coving to ceiling and central ceiling light. Wooden surround and mantle with tiled hearth.

BEDROOM

13' 11" x 11' 7" (4.24m x 3.53m)
Double room with gas bar heater, picture rail and ceiling light point. UPVC double glazed window to rear.

SHOWER ROOM

Three piece suite comprising of double shower with Mira electric shower, pedestal wash hand basin and low level, dual flush WC. Tiled to all walls, ceiling light point and opaque uPVC double glazed window to side.

BEDROOM

9' 10" x 10' 6" (3m x 3.2m)
Further double room with ceiling light point and uPVC double glazed window to rear.

EXTERIOR

To the rear of the property is an enclosed yard with raised beds, outside WC and storage shed. Gate to rear access lane and access to garage.

GARAGE

Up and over door and door to yard.

