

Total area: approx. 39.8 sq. metres (428.0 sq. feet)

DIRECTIONS

On entering Barrow from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, taking your first right into Abbotsmead Approach. Continue up the hill and 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/issue.brass.bigger>

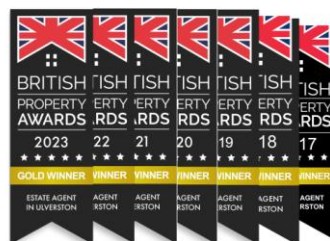
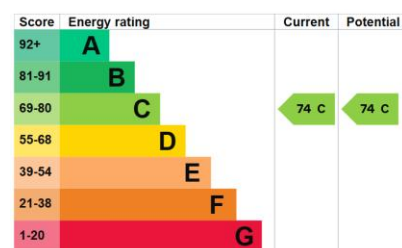
GENERAL INFORMATION

TENURE: Leasehold - TBC

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, drainage, water and electric.



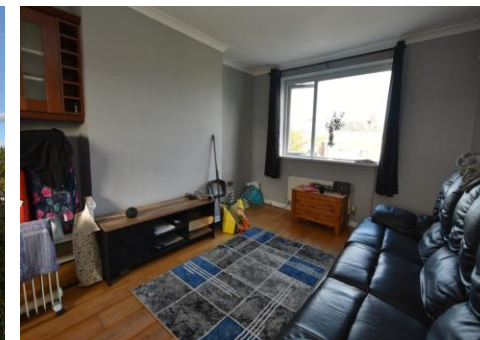
Estate Agency Act 1979

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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**5 Abbotsmead Approach,
Barrow-in-Furness, LA13 0BS**

For more information call **01229 445004**

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

Rare purchase opportunity to acquire a well presented first floor flat, situated to all local amenities and a walk away from Roose Train Station. Benefitting from open plan living accommodation, bedroom and three-piece bathroom. Externally is an advantageous garden area which is shared with the neighbouring flat.



Accessed through a PVC door into:

Lounge Area
Radiator.

ENTRANCE HALL

Stairs to first floor and doors to all upper rooms.

BEDROOM

12' 10" x 9' 5" (3.92m x 2.89m)
Double room with uPVC double glazed window to front and radiator.

LOUNGE/KITCHEN/DINER

17' 10" x 10' 9" (5.46m x 3.30m)
Dual aspect uPVC double glazed window to the front and rear.
Kitchen Area
Fitted with a range of base, wall and drawer units with worktop over incorporating inset sink with mixer tap and tiled splashbacks. Integrated oven and gas hob with cooker hood over, fridge and freezer. Wall mounted combination boiler for the hot water and heating system and radiator.



BATHROOM

Three piece suite comprising of WC, wash hand basin and bath with shower over. Tiling to walls and floor, ladder style radiator and uPVC double glazed window to rear.

EXTERIOR

Shared garden to rear.

