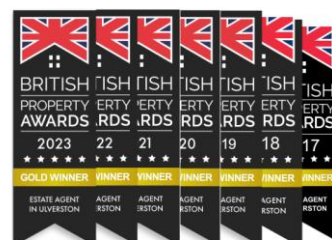
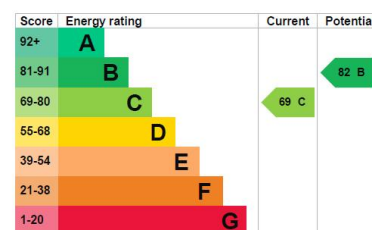


#### DIRECTIONS

Entering Barrow via Abbey Road towards Ramsden Square, turning left at the traffic lights into Rawlinson Street. Lord Street is on your eighth right and continue over Allsion Street crossroads where the property can be found on your left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/duke.charmingly.taps>



#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electric, water and sewerage.

#### 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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**6 Lord Street,  
Barrow-in-Furness, LA14 1EN**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Sensibly priced, immaculately updated and modernised three bedroom mid terrace home situated in this popular accessible location of Barrow Town Centre, within walking distance to amenities including local shops, schools, regular bus routes, Barrow Train Station and BAE Systems. Suited to a variety of buyers including the family purchaser and investor. This fore courted terrace maintains many original style features mixed with contemporary decoration and lighting including tiled flooring to the hallway and cornicing to the high ceilings in the lounge and a bedroom. Comprising of bay windowed lounge, dining room, excellent fitted kitchen with integral appliances, full width main bedroom, two further good sized bedrooms and luxury Bathroom. Complete with gas central heating system and uPVC double glazing, this property offers a lovely, comfortable home with attractive presentation and décor throughout. Early viewing highly recommended.



Accessed through a PVC door with glazed inserts into:

**ENTRANCE HALL**

Tiled floor, door to dining room and stairs to first floor.

**LOUNGE**

11' 5" x 13' 7" (3.47m x 4.13m)

UPVC double glazed bay window to front, feature fireplace, alcove cupboards to one side, laminate flooring and radiator. Open to:

**DINING ROOM**

11' 9" x 12' 3" (3.59m x 3.74m)

Continuation of laminate flooring, radiator, under stairs cupboard and uPVC French style double doors to the yard. Door to:

**KITCHEN**

7' 8" x 14' 0" (2.34m x 4.27m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap, matching upstands and chrome handles. Integrated electric, eye level oven and hob with cooker hood over, integrated fridge and freezer. Space and plumbing for washing machine and tiled floor. UPVC double glazed window to side and door to yard.

**FIRST FLOOR LANDING**

Doors to all upper rooms.

**BEDROOM**

15' 3" x 11' 4" (4.66m x 3.45m)

Double room with uPVC double glazed window to front and radiator.



**BEDROOM**

9' 7" x 12' 7" (2.93m x 3.84m)

Further double room with radiator and uPVC double glazed window to rear.

**BEDROOM**

7' 7" x 6' 5" (2.31m x 1.96m)

UPVC double glazed window to side and radiator.

**BATHROOM**

Fitted with a modern three piece suite comprising of bath with shower over and screen and vanity unit housing concealed cistem, dual flush WC and sink with mixer tap and cupboards under. Partly tiled, ladder style, heated towel rail and uPVC double glazed window to side.

**EXTERIOR**

Yard to rear with access to service lane.

