

Total area: approx. 74.5 sq. metres (802.4 sq. feet)

#### DIRECTIONS

Entering Barrow via Abbey Road towards Ramsden Square, turning left at the traffic lights into Rawlinson Street. Take your third right into Cavendish Street, and before the pedestrian area of the town centre, turn right into Fell Street where the property can be found on your right. The property can be found by using the following "What Three Words" <https://w3w.co/fire.trying.vets>

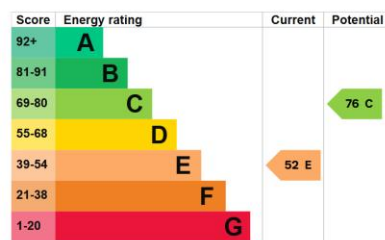
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & 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.

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**2 Fell Street,  
Barrow-in-Furness, LA14 1DD**

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Sensibly priced, immaculately updated and modernised two 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. Suite to a variety of buyers including the first-time buyer, those looking to downsize and investors. This end of terrace mixes contemporary decoration and lighting and comprises of two reception rooms, fitted kitchen with integral appliances, full width main bedroom, one further good sized bedroom and a four piece bathroom. Complete with gas central heating system, uPVC double glazing and yard to rear with workshop. Offering a lovely, comfortable home with attractive presentation and décor throughout. Early viewing is highly recommended.



Accessed through a PVC door with glazed inserts.

**ENTRANCE HALL**

Door to dining room and stairs to first floor.

**LOUNGE**

12' 0" x 10' 0" (3.67m x 3.07m)

Two uPVC double glazed windows to front aspect and side, wood laminate flooring, radiator and open to:

**DINING ROOM**

12' 0" x 11' 0" (3.67m x 3.37m)

Wood laminate flooring, radiator and understairs cupboard. UPVC double glazed windows to front and rear and door to:

**KITCHEN**

10' 2" x 6' 3" (3.12m x 1.93m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink and drainer with mixer tap, splashback and chrome handles. Integrated electric oven, four ring electric hob with cooker hood over, space for fridge/freezer and uPVC double glazed window to front. External door to rear yard.

**FIRST FLOOR LANDING**

Doors to all upper rooms.

**BEDROOM**

12' 0" x 10' 0" (3.67m x 3.07m)

Double room with two uPVC double glazed windows to front and side, storage cupboard and radiator.



**BEDROOM**

9' 0" x 11' 1" (2.76m x 3.39m) widest points

UPVC double glazed window to front and radiator.

**BATHROOM**

Modern four piece suite in white comprising of WC, vanity wash hand basin, bath and shower cubide. Part tiling and wall mounted boiler for the hot water and heating system. UPVC double glazed window to front.

**EXTERIOR**

Yard to the rear with access to service road. Door to:

**WORKSHOP**

9' 8" x 6' 3" (2.95m x 1.93m)

Area of worktop, light and power.

