



DIRECTIONS

On entering Barrow via Abbey Road 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, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout turn right into Rampside Road. Take your first left into North Row 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/toxic.figure.helps>

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.



£185,000



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PARKING

48 North Row,
Barrow-in-Furness, LA13 0HF

For more information call **01229 445004**

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

Highly rare purchase opportunity to acquire a sandstone-built end of terrace occupying a favourable corner location with enclosed yard area and off road parking in the ever-popular Roose area in Barrow. Situated within walking distance of Roose Community Primary School, also within the catchment area of the highly regarded Yarlside Academy and close to family friendly public houses, bus routes, train station and Tesco Metro. Early inspection is strongly advised as the property has been upgraded and maintained by the current vendor with modern contemporary decoration throughout and includes gas central heating system, modern kitchen with integral appliances and ground floor WC. Comprising of two reception rooms, dining area, WC, kitchen to ground floor and two double bedrooms plus stylish bathroom to the first floor. Complete with off road parking to the rear and early internal inspection is strongly recommended.



PVC door with glazed inserts into:

RECEPTION ROOM

9' 11" x 13' 9" (3.02m x 4.19m)

UPVC double glazed windows to front, radiator and door to stairs to first floor. Open understairs leading to:

SECONDARY RECEPTION ROOM

11' 3" x 13' 9" (3.43m x 4.19m)

Feature electric fire with cast iron surround, radiator and uPVC double glazed window to rear. Open to:

DINING AREA

8' 10" x 7' 4" (2.69m x 2.24m)

UPVC double glazed window to side and door to:

KITCHEN

16' 10" x 8' 6" (5.13m x 2.59m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating one and half bowl sink and drainer, splashback tiling and chrome handles. Integrated electric oven, four ring electric hob with cooker hood over. Space for fridge/freezer, breakfast bar, radiator and external door to side. Door to:

WC

One piece suite comprising of low level WC, space and plumbing for washing machine and uPVC double glazed window to side.

INNER VESTIBULE

External door to side and staircase to first floor.

FIRST FLOOR LANDING

Doors to all upper rooms.



BEDROOM

9' 9" x 13' 9" (2.97m x 4.19m)

Two uPVC double glazed window to front and sides and radiator.

BEDROOM

13' 4" x 7' 4" (4.06m x 2.24m) widest point

Cupboard housing combination boiler for the hot water and heating system, access to loft access, uPVC double glazed window to side and radiator.

BATHROOM

Four piece suite comprising of WC, wash hand basin, walk-in shower and bath. UPVC double glazed window to rear.

EXTERIOR

Off-road parking to the rear extending with access to side yard/low maintenance garden.

