



Total area: approx. 94.5 sq. metres (1017.2 sq. feet)

DIRECTIONS

From the A590, take a left onto Park Road Via the Ormsgill sign and then a right onto Schneider Road. Carry on till the roundabout and take the 2nd exit onto Ainslie Street. Carry on straight down to the traffic lights and then take a right onto Abbey Road. Continue down this road, past The Duke of Edinburgh Hotel and take the turning on your right signposted Hartington Street. Take the second left onto Nelson Street where the property can be found on the left hand side identified by our For Sale board.

The property can be found by using the following "What Three Words" <https://what3words.com/noting.churn.gaps>

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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70 Nelson Street,
 Barrow-in-Furness, LA14 5TA

For more information call **01229 445004**

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

Excellent presented three bedroom mid terraced property situated in a sought after area. Suited to a range of buyers including first time buyers and investors with amenities including local shops, schools, regular bus routes, Barrow Train Station and BAE Systems all close by. Comprising of entrance vestibule and hall, two reception rooms with opening between, kitchen with breakfast bar to the ground floor with full width front bedroom, second double room and further good sized single to the rear with a modern bathroom suite. Ample storage with cupboards understairs and on the landing, gas central heating system, uPVC double glazing and traditional features including picture rails, cornicing and tiled floor to hall. Ready to move into and definitely one to view.



Entered through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Traditional tiled floor, ceiling light point and coving to ceiling. High boxed cupboard housing the fuse board and electric meter and wooden door with glazed inserts into:

DINING ROOM

13' 0" x 11' 5" (3.96m x 3.48m) widest points
Ceiling light point, uPVC double glazed window and traditional cast feature fire with tiled inset and hearth and wooden surround with mantle. Open to lounge area and door to kitchen.

LOUNGE

12' 2" x 11' 2" (3.71m x 3.40m) widest points
UPVC double glazed window to front, radiator and tiled inset and hearth with antique marble surround and mantle over offering space for fire.

KITCHEN

15' 3" x 8' 4" (4.65m x 2.54m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap. Integrated low level oven and five ring gas hob with cooker hood over. Space and point for upright fridge freezer and plumbing and space for washing machine. Breakfast bar area, tiled splash backs and two ceiling light points. Cupboard housing boiler for the hot water and heating system, two uPVC double glazed windows to rear and side, radiator and PVC door with glazed inserts to the rear yard. Under stairs cupboard with power offering storage.

FIRST FLOOR LANDING

Half landing with access to a bedroom and bathroom and loft access. The main landing offers a double storage cupboard, access to two bedrooms, ceiling light point and further loft access.



BEDROOM

12' 2" x 14' 9" (3.71m x 4.5m)
Full width double room to the front with picture rail, ceiling light point and uPVC double glazed window. Decorative fire surround and radiator.

BEDROOM

13' 1" x 9' 4" (3.99m x 2.84m)
Further double room with uPVC double glazed window to rear, ceiling light point and radiator.

BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m)
Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin with mixer tap and low level, dual flush WC. Partly tiled and plastic cladding to walls, cladding to ceiling with ceiling light point, extractor, ladder style radiator and opaque uPVC double glazed window to side.

BEDROOM

9' 1" x 8' 7" (2.77m x 2.62m)
Single room with ceiling light point, radiator and uPVC double glazed window to rear.

EXTERIOR

Enclosed yard to rear with storage, raised bed for planting, seating area, outside tap and gate to access lane.

