



DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. At the Strawberry Traffic lights, turn left into Hollow Lane, and go passed The Farmer pub on your left-hand side. After Hector Street 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/jungle.gasp.hints>

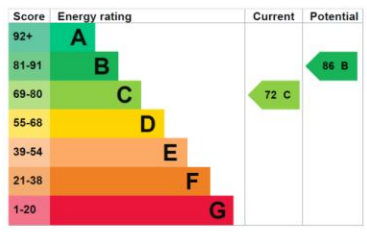
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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.



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£145,000



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Well presented terraced, barn conversion located within the historic Newbarns Village, set in a courtyard of similar converted dwellings, within walking distance of a local Co-Op shop, Schools, Barrow Sixth Form Collage and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. Having been well maintained and updated by the current vendor with gas central heating system, double glazing and comfortable living accommodation comprising of entrance vestibule, hall, lounge, kitchen/diner, two bedrooms and shower room. Externally, is a gated forecourt from Hollow Lane with access to the front entrance door and early/vacant possession is available with no chain delay. Fantastic and extremely rare purchase opportunity, particularly for the investment, with early inspection strongly advised.



Entered through a PVC door into:

ENTRANCE VESTIBULE

Door to:

HALL

Door to lounge, kitchen/diner and stairs to first floor.

LOUNGE

15' 5" x 10' 1" (4.7m x 3.07m)

Double glazed window to front, gas fire with feature surround and radiator.

KITCHEN/DINER

15' 5" x 10' 0" (4.7m x 3.05m)

Fitted with a range of modern base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink and drainer with mixer tap, chrome handles and splashback tiling. Space and point for gas cooker with cooker hood over, space and plumbing for washing machine and space for upright fridge/freezer. Radiator, strip light to ceiling, wall mounted combination boiler for the hot water and heating system and double glazed window to front.

FIRST FLOOR LANDING

Double glazed window to front and doors to all upper rooms.



BEDROOM

15' 5" x 10' 1" (4.7m x 3.07m)

Double room with double glazed window to front and radiator.

BEDROOM

9' 3" x 9' 11" (2.82m x 3.02m)

Single room with roof window and radiator.

SHOWER ROOM

Fitted with a modern three piece suite comprising of WC, wash hand basin and shower cubicle. Cladding to walls, radiator and double glazed window to front.

EXTERIOR

Gated access from Hollow Lane leads to the shared forecourt and the entrance door.

