



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.

£125,000



Photo

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8 Lord Street,
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For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Modernised three bedroom mid terrace home situated in this popular accessible location of Barrow Town Centre and 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 home buyer and investor, with original style features mixed with contemporary decoration and lighting including tiled flooring to hall and cornicing to the high ceilings in lounge and front bedroom. Comprising of Bay windowed lounge, dining room, excellent fitted kitchen with integral appliances, full width 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 with early viewing highly recommended.

Photo

Accessed through a PVC door with glazed inserts into:

HALL

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

LOUNGE

13' 7" x 11' 5" (4.14m x 3.50m)
Feature fireplace with alcove cupboards to either side, wood style laminate flooring and radiator. UPVC double glazed bay window to front and open to:

DINING ROOM

12' 3" x 11' 9" (3.73m x 3.58m)
Wood style laminate flooring, radiator, understairs cupboard and uPVC double glazed window to rear yard. Door to:

KITCHEN

14' 0" x 7' 8" (4.27m x 2.34m)
Fitted with a good range of modern base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap and splash backs. Space for Range style cooker with hob, space and plumbing for washing machine and space for fridge and freezer. External door to rear yard.

FIRST FLOOR LANDING

Doors to all upper rooms.

BEDROOM

11' 4" x 15' 3" (3.45m x 4.65m)
Two uPVC double glazed window to front and radiator.

Photo

BEDROOM

12' 7" x 9' 7" (3.84m x 2.92m)
Radiator and uPVC double glazed window to rear.

BEDROOM

6' 5" x 7' 7" (1.96m x 2.31m)
Singed room with uPVC double glazed window to side and radiator.

BATHROOM

Modern three piece suite in white comprising of WC, vanity wash hand basin and bath with shower and screen. Part tiling, heated towel rail and uPVC double glazed window to side.

EXTERIOR

Yard to the rear with access to service road.

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