



DIRECTIONS

Proceeding over Michaelson bridge, turn left as you reach the roundabout. Drive along Island Road passing the Co-op. As you reach the central junction by St. John's Church, keep in the right hand lane. Turn left here and then continue along Island Road on the other side of the grass. As you go round the right hand bend and just as the road turns into St. Andrew's Street, take the turning on your right into Aberdeen Street and the property is first on the right.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Borough 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.



£80,000



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2 Aberdeen Street,  
Barrow-in-Furness, LA14 2QR

For more information call **01229 445004**

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Investment opportunity to acquire a traditional two bedroom end of terrace house situated in this popular accessible location of Barrow Island, close to Barrow Town Centre and within walking distance to BAE Systems as well as close to local shops, schools, regular bus routes and Barrow Train Station. Comprising of lounge, kitchen, two bedrooms and jack and jill bathroom to the first floor. Complete with combination boiler for the central heating and domestic hot water, uPVC double glazing as well as enclosed yard. Suited to a range of buyers, particularly the investor with early viewing highly recommended.



Accessed through a PVC door into:

**ENTRANCE VESTIBULE**

Door to:

**LOUNGE**

14' 0" x 12' 7" (4.27m x 3.84m)  
Good sized room which is open to under the stairs featuring borrowed light opaque window through to kitchen. Gas fire with surround and hearth, radiator, central ceiling light and cupboard housing gas meter. Stairs to first floor and PVC door with opaque glazed inserts to side.

**KITCHEN**

12' 4" x 9' 1" (3.76m x 2.79m)  
Fitted with a range of matching base, wall and drawer units with worktop over incorporating one and a half bowl stainless sink and drainer. Integrated gas oven with hob over and cooker hood. Tiled splash backs, moveable spot lights to ceiling track and wall mounted boiler for the hot water and heating system. UPVC double glazed window to the side.

**FIRST FLOOR LANDING**

Access to both bedrooms.



**BEDROOM**

11' 1" x 12' 8" (3.38m x 3.86m)  
Double room with uPVC double glazed window to the front, radiator and central ceiling light. Opaque glazed, borrowed light window to stairway.

**BEDROOM**

9' 3" x 6' 8" (2.82m x 2.03m)  
UPVC double glazed window to the rear, radiator and central ceiling light.

**JACK & JILL BATHROOM**

9' 3" x 5' 7" (2.82m x 1.7m)  
Accessed from both bedrooms. Three piece, white suite comprising of pedestal wash hand basin, low level WC and paneled bath with mixer shower over. Opaque uPVC double glazed window to side, tiled splash backs, central ceiling light and radiator.

**EXTERIOR**

Yard with access to service road.

