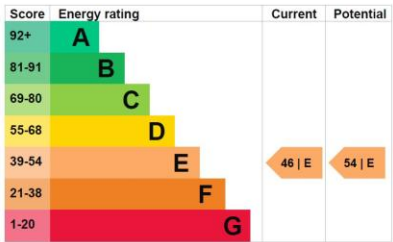




DIRECTIONS

Leaving the town centre via Hindpool Road in the direction of the coast road (A5087), continue past B&Q and through the traffic lights before taking your second left onto Market Street. Follow Market Street to the end where at the right hand corner it turns into Duke Street, at the round about take the third exit onto Michaelson Road. Marina Court can be found just down here on the left.

The property can be found by using the following approximate "What Three Words"  
<https://what3words.com/maker.memory.engage>



GENERAL INFORMATION

TENURE: Leasehold - 999 year lease from January 2008. Please ask the office for further details.

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, water and electricity are all 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.



£130,000



1



2



1

1 Marina Court, Michaelson Road,  
Barrow-in-Furness, LA14 2HL

For more information call **01229 314049**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Lower ground floor apartment situated in this historic building close to the business centre BAE Systems & the offices of James Fisher. The property offers a perfect investment opportunity or lock up and leave, second home perfect for a contractor in this convenient location. Light neutral décor, electric heating system and comprises of entrance vestibule, dining area/inner hall, kitchen, open plan lounge, separate WC, two bedrooms and bathroom as well as the advantage of an enclosed yard area. Offered with early and vacant possession with no upper chain, early viewing is invited to appreciate this spacious property.



Accessed from the lower ground floor with private door into:

**ENTRANCE HALL**

Door to main living accommodation and under stairs storage area.

**DINING AREA**

13' 6" x 6' 0" (4.12m x 1.84m)  
Radiator, inset lights to ceiling, curved feature wall with glass bricks giving borrowed light to inner hallway. Lightwood grain laminate flooring, access to lobby area connecting to lounge, kitchen and door to a useful ground floor WC.

**WC**

Comprising of WC and wash hand basin.

**LOUNGE**

17' 8" x 9' 0" (5.40m x 2.76m)  
Two uPVC double glazed windows with fitted blinds and PVC door with double glazed inserts opening to rear yard. Two radiators, laminate flooring, inset lights to ceiling, mechanical ventilation system, door to plant room and open access to kitchen.

**PLANT ROOM**

Gas boiler for the heating system, pressurised hot water tank and storage space.

**KITCHEN**

8' 11" x 7' 1" (2.73m x 2.16m)  
Fitted with the range of base, wall and drawer units with high gloss granite effect work surface incorporating stainless sink unit with mixer tap and white tiled up stands. Electric hob, low level electric oven, built in fridge freezer, open corner shelving and inset lights to ceiling.

**INNER HALL**

Steps leading to bedroom and bathroom area. Borrowed light from the glass bricks to wall.



**BEDROOM ONE**

12' 10" x 9' 2" (3.91m x 2.79m)  
Double room with lights to ceiling, mechanical extraction, radiator and ample power sockets.

**BATHROOM**

8' 0" x 6' 0" (2.45m x 1.85m)  
Four-piece suite in white comprising of glazed shower cubicle with thermostatic shower, bath with Whirlpool style system, tiled surround and mixer tap, vanity unit housing the wash basin with mixer tap with storage cupboard under and WC with concealed flush. Fixed mirror to wall, laminate tile effect flooring, extractor fan and chrome ladder style towel radiator.

**BEDROOM TWO/OFFICE**

9' 7" x 7' 8" (2.92m x 2.34m)  
Single room with radiator, inset lights to ceiling, power sockets and mechanical extraction. Connecting lockable door to a rear lobby area for fire escape purposes.

**EXTERIOR**

Rear yard area for drying and seating accessed from the lounge.

