



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, gas and electricity are all connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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.



£110,000



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

For more information call **01229 314049**

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Ulverston  
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LA12 7LN  
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Situated in a substantial period building in the heart of Barrow-in-Furness close to the business centre for BAE Systems & the offices of James Fisher. The property offers a stylish light and airy apartment being accessed from a communal central hallway and staircase with the private door to the apartment. Comprising of entrance hall, WC, open plan lounge/dining/kitchen, double bedroom with ensuite and study/dressing room. Electric heating, double glazing and the advantage of a pleasant decked area to the rear offering an ideal seating area. Perfect for a range of buyers including the rental investor or contractor and early viewing is invited.



**ENTRANCE HALL**

6' 4" x 4' 5" (1.93m x 1.35m)

Entry phone to wall, power points and electric circuit control box situated to high level. Internal doors to Bedroom, WC and lounge/kitchen/diner.

**LOUNGE/KITCHEN/DINER**

18' 11" x 10' 11" (5.77m x 3.33m)

Lounge/Diner

'L'-Shaped room with high ceilings, spotlights, electric heaters two uPVC double glazed windows to rear and a set of PVC French doors with double glazed inserts opening to a rear decked seating area.

**Kitchen Area**

Fitted with a range of base, wall and drawer units with high gloss granite effect works surface incorporating stainless steel sink and drainer with mixer tap and extending to breakfast bar creating a divide between the two areas. Integrated electric hob with cooker hood over, low-level electric oven and built in fridge freezer.

**WC**

Two piece suite comprising of WC and wash hand basin. Extractor fan and tile effect laminate flooring.



**BEDROOM**

20' 6" x 12' 11" (6.25m x 3.94m) widest points inc en-suite

Double room to front, double glazed sash windows with fitted blinds, inset lights to ceiling and partitioned ensuite area with glass bricks, as well as a door to study/dressing room.

**ENSUITE**

Three-piece suite comprising of WC and wash hand basin inset to vanity unit with storage under and concealed cistern WC with splashback and Whirlpool style bath with glazed screen and shower over. Extractor, inset lights and tile effect vinyl flooring.

**STUDY/DRESSING ROOM**

11' 4" x 3' 7" (3.45m x 1.09m)

Double-glazed window to front with blind and lights ceiling.

