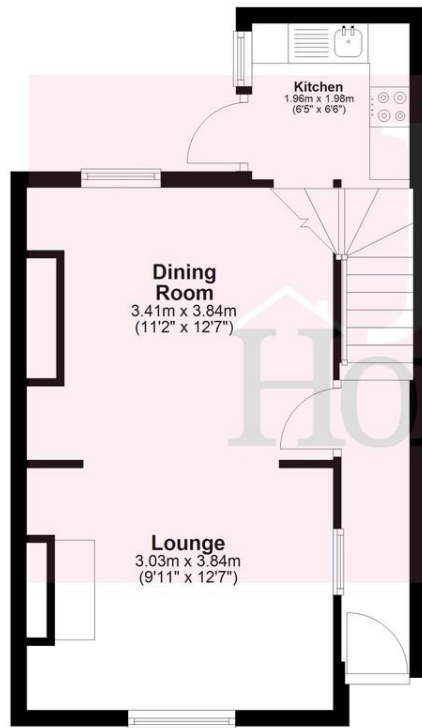


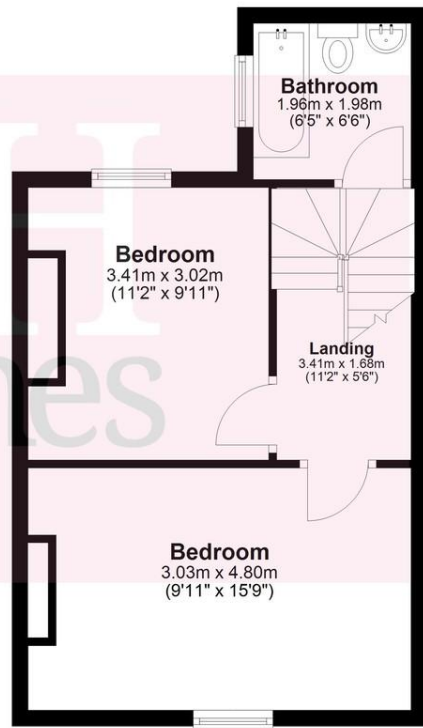
Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



DIRECTIONS

Entering Barrow Island via Michealson Bridge, turn right at the roundabout onto Bridge Road, continue along Bridge Road taking a right onto St Patricks Road. Continue towards the end with Ivy Avenue being a turning on the right and the property being situated on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/agrees.comical.anyway>

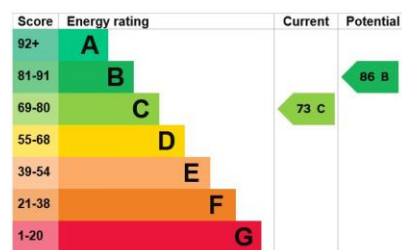
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness 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.



£90,000



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**10 Ivy Avenue, Barrow-in-Furness,
Cumbria, LA14 2PU**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhomes.net

Great opportunity to purchase a traditional terraced home, situated to head of a small cul-de-sac in this excellent location on Barrow Island. Having been occupied by the current owners for many years and offers comfortable and well-proportioned accommodation. Comprising of entrance hall, lounge, dining room, kitchen and to the first floor two double bedrooms and family bathroom. Complete with gas central heating system, double glazing, front forecourt and yard to rear. The property is considered suitable for a wide range of buyers, including the first-time purchase or rental investor and viewings are advised.



Accessed through a PVC double glazed door which opens to:

ENTRANCE HALL

Light grey laminate flooring with stairs to the end of the hall leading to the first floor. High-level electric meter and circuit breaker control point, radiator and borrowed light window to lounge.

LOUNGE

9' 11" x 12' 7" (3.02m x 3.84m)
UPVC double glazed window to front, central fireplace with inset and hearth and coal effect living flame gas fire, meter cupboard to side and shelving to alcove. Coving to ceiling, radiator and access to dining room.

DINING ROOM

11' 2" x 12' 7" (3.4m x 3.84m)
UPVC double glazed window to rear looking into the yard, central fireplace with wooden mantle shelf and housing gas fire, continuation of the laminate flooring from the entrance hall open access to kitchen.

KITCHEN

6' 5" x 6' 6" (1.96m x 1.98m)
Fitted with a range of base, wall and drawer units with granite effect work surface over incorporating stainless steel sink and drainer with tiling to up stands. Space and point for gas cooker, recess and plumbing for washing machine and open to under stairs storage area. PVC door with glazed inserts and window opens to yard.

FIRST FLOOR LANDING

Three quarter landing with access to bathroom. Main landing with open fronted shelved storage area, access to loft and doors to bedrooms.



BEDROOM

9' 11" x 15' 9" (3.02m x 4.8m)
Double room with high ceilings, uPVC double glazed window and radiator.

BEDROOM

11' 2" x 9' 11" (3.4m x 3.02m)
Further double room situated to rear with uPVC double glazed window, radiator and ceiling light point.

BATHROOM

6' 5" x 6' 6" (1.96m x 1.98m)
Fitted with a three piece suite in white comprising of pedestal wash hand basin, WC and paneled bath with over bath shower, shower curtain and rail. UPVC double glazed window, modern paneling to walls, ladder style radiator and tile effect vinyl flooring.

EXTERIOR

Externally there is a front forecourt with gravel area and path to front door. To the rear is an enclosed yard which has sunny aspects with a paved seating area and door to rear service lane.

