

#### DIRECTIONS

On entering Barrow via Abbey Road from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout turn right into Rampside Road. Take your second left into South Row where the property can be found on the left hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/linked.spill.gifted>

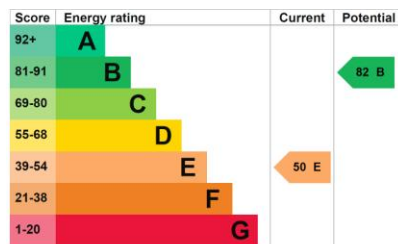
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include electric, water, drainage and gas.



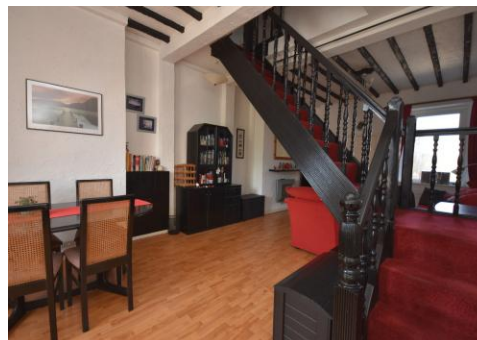
#### Estate Agency Act 1979

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.

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113 South Row,  
Barrow-in-Furness, LA13 0HJ

For more information call **01229 445004**

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Ideal opportunity to acquire a sandstone-built three storey mid terrace occupying a favourable location in the ever-popular Roose area in Barrow. Situated within walking distance of Roose Community Primary School, within the catchment area of the highly regarded Yarlside Academy and close to family friendly public houses, bus routes, train station and Tesco Metro. Comprising of open plan lounge/dining room and kitchen to the ground floor with the first floor having two double bedrooms and a stylish bathroom with a loft room accessed from the secondary bedroom. Complete with gas central heating system, uPVC double glazing, and recently re-flagged yard with outbuilding. Early inspection strongly recommended of this no chain purchase.



Accessed through a PVC door with glazed inserts into:

**ENTRANCE VESTIBULE**

Door to:

**LOUNGE/DINER**

24' 11" x 13' 10" (7.59m x 4.22m)  
Dual aspect uPVC double glazed windows to front and rear, wall mounted electric fire to the lounge area, feature beaming to ceiling, wood laminate flooring and two radiators. Spindle staircase to first floor and door to:

**KITCHEN**

9' 0" x 7' 3" (2.74m x 2.21m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and splash back tiling. Integrated electric oven and four ring gas hob. Space for fridge/freezer and space and plumbing for washing machine. Wall mounted combination boiler for the hot water and heating system, radiator and door to the rear yard.

**LANDING**

Doors to all upper rooms.

**BEDROOM**

10' 10" x 13' 10" (3.3m x 4.22m)  
Full width double room with uPVC double glazed window to front, ceiling light point and radiator.



**BEDROOM**

13' 9" x 8' 0" (4.19m x 2.44m) widest points  
UPVC double glazed window to rear, stairs to loft room with understairs storage and radiator.

**BATHROOM**

Three piece suite comprising of WC, wash hand basin and corner bath with thermostatic shower above. Tiling, radiator and uPVC double glazed window to rear.

**LOFT ROOM**

8' 0" x 12' 6" (2.44m x 3.81m)  
Roof window to rear, eaves storage and radiator.

**EXTERIOR**

Flagged, enclosed yard with access to rear service road and public green.

**OUTBUILDING**

Space and plumbing for washing machine, light, power and outside tap.

