

Total area: approx. 69.8 sq. metres (750.9 sq. feet)

#### DIRECTIONS

On entering Barrow along Abbey Road pass through the Strawberry traffic lights and at the lights just after Kwik Fit turn right onto Cheltenham Street. At the junction at the end of the street turn left onto Oxford Street and Victoria Mews can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/lovely.clown.badly>

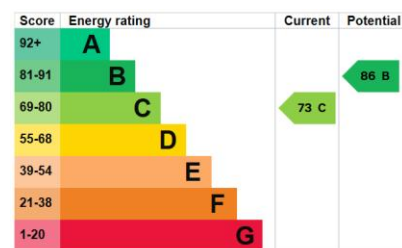
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.

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**£160,000**



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PARKING

**2 Victoria Mews, Oxford Street, Barrow-in-Furness, LA14 5XB**

For more information call **01229 445004**

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Cumbria  
LA12 7LN

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Excellent modern mid terrace house situated in this popular and convenient location within the town of Barrow in Furness. Having no upper chain and offers accommodation that is suited to a range of buyers including the first-time purchaser or rental investor. Well presented and offers comfortable accommodation with uPVC double glazing and gas fire central heating system. Comprising of entrance vestibule, WC, lounge, kitchen/diner, three bedrooms and family bathroom. Complete with forecourt to the front, enclosed rear garden with flagged patio and grassed area along with garden shed. This is a great opportunity to purchase a comfortable home, ready to move into in an excellent location.



Accessed through a PVC mahogany shaded front door with glazed inserts opening into:

**VESTIBULE**

Wood grain laminate flooring and doors to lounge and WC.

**WC**

6' 3" x 2' 6" (1.92m x 0.77m)  
Two piece suite comprising WC and wash hand basin. UPVC double glazed window, electric meter, circuit breaker control point and radiator.

**LOUNGE**

16' 6" x 10' 8" (5.04m x 3.27m)  
Stairs to first floor with open under stairs area, cloak cupboard and wood grain effect laminate floor. Central decorative fireplace housing electric feature fire, radiator and half glazed door to the rear of the room leading to the kitchen/diner.

**KITCHEN/DINER**

13' 7" x 9' 3" (4.16m x 2.84m)  
Fitted with a modern range of base, wall and drawer units with & wall cupboards with grey patterned work surface over incorporating sink and drainer with mixer tap and black tiled up stands. Wall mounted Gloworm boiler for the heating and hot water system, uPVC double glazed window over looking the garden, tiling to floor and radiator. Integrated electric oven and hob with cooker hood over, space for freestanding fridge/freezer and space and plumbing for washing machine. Set of PVC double glazed French doors open to and overlook the patio and garden.

**FIRST FLOOR LANDING**

Radiator, access point to loft and double doors to shelved airing cupboard space.

**BEDROOM**

10' 1" x 8' 7" (3.07m x 2.62m)  
Double room with uPVC double glazed window, doors to useful over stairs storage cupboard, wood grain laminate floor, radiator, power and light.



**BEDROOM**

9' 10" x 7' 3" (3m x 2.21m)  
Wood grain laminate flooring, uPVC double glazed tilt and turn opening window, radiator, coving to ceiling and TV bracket to wall.

**BEDROOM**

9' 10" x 6' 1" (3.02m x 1.86m)  
Single room with wood grain effect laminate flooring, uPVC double glazed tilt & turn window and TV bracket to wall.

**BATHROOM**

5' 6" x 7' 0" (1.69 m x 2.15m) widest points  
Fitted with a three piece suite comprising of paneled bath with glazed shower screen and over bath electric shower, pedestal wash hand basin and WC with push button flush. Full tiling to walls, inset lights to ceiling and extractor fan. Tiling to floor and radiator.

**EXTERIOR**

Low wall to the front forecourt area with flagged path to the front door with meter/storage cupboards to side. To the end of the terrace, there is a small narrow parking bay belonging to the property. To the rear is an enclosed garden area with a flagged patio, garden storage shed, and a grassed garden area enclosed with fencing make a pleasant, enclosed seating area.

