



Total area: approx. 82.4 sq. metres (886.5 sq. feet)

DIRECTIONS

At Hollywood Park roundabout, continue along the A590 towards Walney Bridge. Continue along Bridge Road and continue straight on at the next roundabout onto Island Road. Turn left after the Co-op on to Trinity Street, right onto Farm Street and you will find the property on your left hand side. The property can be found by using the following "What Three Words" <https://w3w.co/racing.alert.froze>

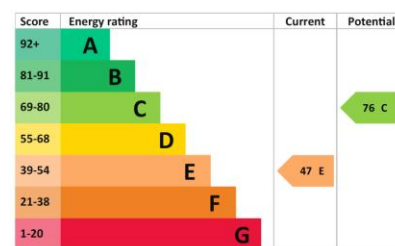
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

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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**15 Farm Street,
Barrow-in-Furness, LA14 2RX**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Traditional family sized semi detached home situated on the ever-popular Barrow Island, close to amenities, shops, schools and regular bus routes. Early inspection is recommended of the property which would suit a young family or first-time buyer. Now requiring a little updating/modernisation and is offered for sale with a more than realistic asking price. Comprising of entrance vestibule, lounge, dining room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. Complete with gas central heating system, uPVC double glazing, front forecourt and yard to rear with outbuilding. Early/Vacant Possession is available with no chain involved.



Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to lounge, dining room and stairs to first floor.

LOUNGE

9' 6" x 15' 2" (2.9m x 4.62m)

Feature fireplace, radiator and uPVC double glazed window to front.

DINING ROOM

13' 4" x 15' 2" (4.06m x 4.62m)

Gas fire with brick surround extending to alcove, understairs storage cupboard, radiator and uPVC double glazed window to rear. Open to:

KITCHEN

10' 0" x 7' 5" (3.05m x 2.26m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Integrated electric double oven and electric hob with cooker hood over. Space and plumbing for washing machine and uPVC double glazed window to side. External door to rear yard.

FIRST FLOOR LANDING

Access to three bedrooms and bathroom.

BEDROOM

9' 6" x 15' 2" (2.9m x 4.62m)

Two uPVC double glazed window to front, built-in wardrobes and radiator.



BEDROOM

10' 8" x 7' 9" (3.25m x 2.36m)

UPVC double glazed window to rear, storage cupboard housing hot water tank and radiator.

BEDROOM

10' 8" x 7' 1" (3.25m x 2.16m)

Radiator and uPVC double glazed window to rear.

BATHROOM

Three piece suite comprising of WC, wash hand basin and bath with shower over. UPVC double glazed window to side.

EXTERIOR

Front forecourt. Side access to entrance door and yard with the yard at the rear housing an outbuilding.

