



DIRECTIONS

Entering Barrow via Abbey Road towards Ramsden Square, turn left into Rawlinson Street and continue to the end of the road. Turn left onto Salthouse Road and as the road forks, keep right, continuing into Salthouse Road where you will find the property on the right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/lasted.vent.round>

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.



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For more information call **01229 445004**

2 New Market Street
Ulverston
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www.jhhomes.net or contact@jhhomes.net

Sensibly priced three bedroom, four storey, mid terrace home with an excellent sized rear garden situated in this popular accessible location in Barrow Town Centre and within walking distance to amenities including local shops, public houses, restaurants, regular bus routes, Barrow Train Station and the largest employer in the area, BAE Systems. Comprising of lounge and kitchen to the ground floor with access to a cellar, WC and the rear garden to the lower ground floor as well as three bedrooms and a family bathroom laid out over two upper levels. Complete with gas central heating system and uPVC double glazing this property is suited to a range of buyers including the family home purchaser and rental investor with the possibility of conversion to a HMO, subject to relevant planning. Offering a lovely, no chain, comfortable home with some attractive presentation and décor throughout.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALL

Door to lounge, kitchen/breakfast room and stairs to first floor.

LOUNGE

11' 8" x 12' 2" (3.56m x 3.71m)

Wall mounted electric fire, wood style laminate flooring, radiator and uPVC double glazed window to front.

KITCHEN/BREAKFAST ROOM

12' 11" x 9' 11" (3.94m x 3.02m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and breakfast bar area. Integrated electric oven and gas hob with cooker hood over, space and plumbing for washing machine and space for fridge/freezer. Wall mounted combination boiler for the hot water and heating system. Door to:

REAR VESTIBULE

Stairs to cellar and uPVC double glazed window to rear.

CELLAR

12' 5" x 15' 3" (3.78m x 4.65m)

UPVC double glazed window to rear, understairs storage and wall mounted sink. External door to rear garden and open doorway to:

WC

Two piece suite comprising of WC and wash hand basin. UPVC double glazed window to rear.

FIRST FLOOR LANDING

Storage cupboard with space plumbing for washing machine and stairs to second floor. Doors to bedroom and bathroom.

BEDROOM

12' 1" x 15' 3" (3.68m x 4.65m)

Double, full width room with radiator and uPVC double glazed window to front.



BATHROOM

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

SECOND FLOOR LANDING

Access to two bedrooms.

BEDROOM

12' 2" x 15' 3" (3.71m x 4.65m)

Double, full width room with radiator and uPVC double glazed window to front.

BEDROOM

12' 11" x 9' 7" (3.94m x 2.92m)

Further double room with uPVC double glazed window to rear and radiator.

EXTERIOR

Enclosed rear garden with patio, timber decking and storage shed.

