



DIRECTIONS

Entering Barrow via Abbey Road towards Ramsden Square, turn left into Rawlinson Street at the traffic lights with The Duke of Edinburgh. Take your seventh right into James Street where you will find the house on your left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/studio.waddle.solo>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are 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.



£75,000



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48 James Street,
Barrow-in-Furness, LA14 1EQ

For more information call **01229 445004**

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

Sensibly priced two-bedroom bay windowed mid terrace home 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 and Barrow Train Station as well as being within a flat easy reach of the area's largest employer, BAE Systems. Comprising of lounge, dining room and kitchen to the ground floor with two bedrooms and family bathroom to the first floor. Complete with gas central heating system and uPVC double glazing this property is suited to a range of buyers including the first-time purchaser, rental investor or those looking to downsize. Offering a lovely, comfortable home with no chain, early viewing is highly recommended.



Accessed through a PVC door into:

ENTRANCE HALLWAY

Door dining room and stairs to first floor.

LOUNGE

10' 8" x 10' 0" (3.26m x 3.05m)
Pebble effect living flame gas fire with tiled back, marble plinth and feature surround. UPVC double glazed bay window to front, wood laminate flooring and radiator. Open double doorway to:

DINING ROOM

10' 3" x 10' 8" (3.12m x 3.25m) widest points
PVC double glazed external door to rear yard, wood laminate flooring and door to:

KITCHEN

7' 2" x 6' 8" (2.18m x 2.03m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer. UPVC double glazed window to side, space and point for gas cooker, space and plumbing for washing machine, radiator and understairs storage.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

BEDROOM

9' 10" x 13' 10" (3m x 4.22m)
Double room with uPVC double glazed window to front, built-in wardrobes to one wall and radiator.



BEDROOM

10' 3" x 8' 11" (3.12m x 2.72m)
UPVC double glazed window to rear, radiator and storage cupboard housing combination boiler for the hot water and heating system.

BATHROOM

Fitted with a three piece suite comprising of WC, wash hand basin and bath. UPVC double glazed window to side.

EXTERIOR

Yard to rear with access to service lane.

