

**Ground Floor**  
Approx. 37.8 sq. metres (407.0 sq. feet)



**First Floor**  
Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 75.3 sq. metres (810.3 sq. feet)

**DIRECTIONS**

Proceeding down Abbey Road turn left into Rawlinson St turn and continue over at the Greengate Street crossroads and lights. Turn left into Ramsden Street and first right into Smeaton Street where the property can be found on your left-hand side.

The property can also be found by using the following "What Three Words" <https://w3w.co/strike.passes.this>

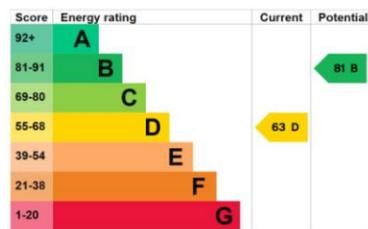
**GENERAL INFORMATION**

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.



**£80,000**



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**70 Smeaton Street,  
Barrow-in-Furness, LA14 2EB**

For more information call **01229 445004**

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Sensibly priced and well-presented two-bedroom 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. The property would be fully appreciated upon recommended viewing and comprises of two separate reception rooms and kitchen to ground floor with two bedrooms and a family bathroom to the first floor. Complete with gas central heating system, some uPVC double glazing and an enclosed yard to the rear. Suited to a range of buyers including the first-time purchaser, rental investor or those looking to downsize with viewer highly recommended.



Accessed through a wooden door with glazed inserts into:

**ENTRANCE HALL**

Stairs to first floor, door to lounge and dining room.

**LOUNGE**

11' 5" x 9' 11" (3.48m x 3.02m)  
UPVC double glazed window to front, fireplace, wood laminate flooring and radiator.

**DINING ROOM**

12' 10" x 10' 4" (3.91m x 3.15m)  
Glazed window to rear, open fireplace with dark oak stained surround, picture rail and door to:

**KITCHEN**

9' 5" x 7' 7" (2.87m x 2.31m)  
Fitted with an older range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space and plumbing for slimline dishwasher and space for fridge. External door to rear yard, glazed window to side and understairs cupboard.

**FIRST FLOOR LANDING**

Access to two bedrooms and bathroom.

**BEDROOM**

11' 5" x 13' 3" (3.48m x 4.04m)  
Full width double room with alcove cupboard, radiator and uPVC double glazed window to front.



**BEDROOM**

12' 10" x 8' 1" (3.91m x 2.46m)  
Glazed window to rear, original style cast iron fireplace and radiator.

**BATHROOM**

Three piece suite comprising of bath with shower over, WC and pedestal wash hand basin. Airing cupboard housing combination boiler for the hot water and heating system and frosted glazed window to rear.

**EXTERIOR**

To the rear is a fully enclosed yard with outbuilding and pedestrian door to rear service lane.

