

**DIRECTIONS**

Entering Barrow Island via Michealson Bridge, turn right at the roundabout onto Bridge Road and first right into Ferry Road. The property can then be found on your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/modes.coach.solved>

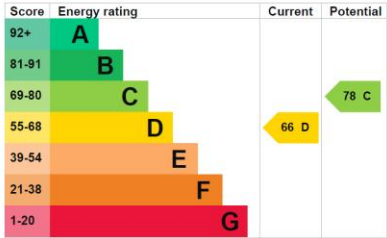
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services include gas, water, drainage and electric.



**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.



£67,500



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80 Ferry Road,  
Barrow-in-Furness, LA14 2QE

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Investment opportunity to acquire a traditional two bedroom first floor flat situated in this popular accessible location of Barrow Island, close to Barrow Town Centre and within a short walking distance to the largest employer in the area: BAE Systems. Also, close by are amenities including local shops, schools, regular bus routes and Barrow Train Station. Comprising of lounge, fitted kitchen, bathroom and two good sized bedrooms. Complete with combination boiler for the central heating and hot water system, uPVC double glazing and yard area. This property is suited to a range of buyers, particularly the investor whilst offering a lovely, comfortable home with attractive presentation, carpets and décor throughout. Early viewing highly recommended.



Accessed through a PVC door with glazed inserts into:

**ENTRANCE VESTIBULE**

Stairs to first floor.

**FIRST FLOOR LANDING**

Storage cupboard housing combination boiler for the hot water and heating system. Doors to lounge, two bedrooms and bathroom.

**LOUNGE**

13' 9" x 11' 5" (4.19m x 3.48m)

Feature electric fire and surround, alcove cupboard, radiator and uPVC double glazed window to rear. Glass panelled door to:

**KITCHEN**

6' 9" x 5' 0" (2.06m x 1.52m)

Fitted with two double base and one double wall unit with contrasting work top over incorporating stainless steel sink with splash back tiling. Space for fridge, uPVC double glazed window to side and door to stairs leading to a further door to the rear yard.

**BEDROOM**

11' 5" x 11' 2" (3.48m x 3.4m)

Double room with alcove cupboard, coving to ceiling, radiator and uPVC double glazed window to front.



**BEDROOM**

8' 1" x 8' 6" (2.46m x 2.59m)

Single room with radiator and uPVC double glazed window to front.

**BATHROOM**

8' 6" x 8' 7" (2.59m x 2.62m)

Fitted with a modern three piece suite comprising of WC, wash hand basin and bath with splash back tiling, radiator and uPVC double glazed window to rear.

**EXTERIOR**

Yard with access to rear service lane and outhouse with electric.

