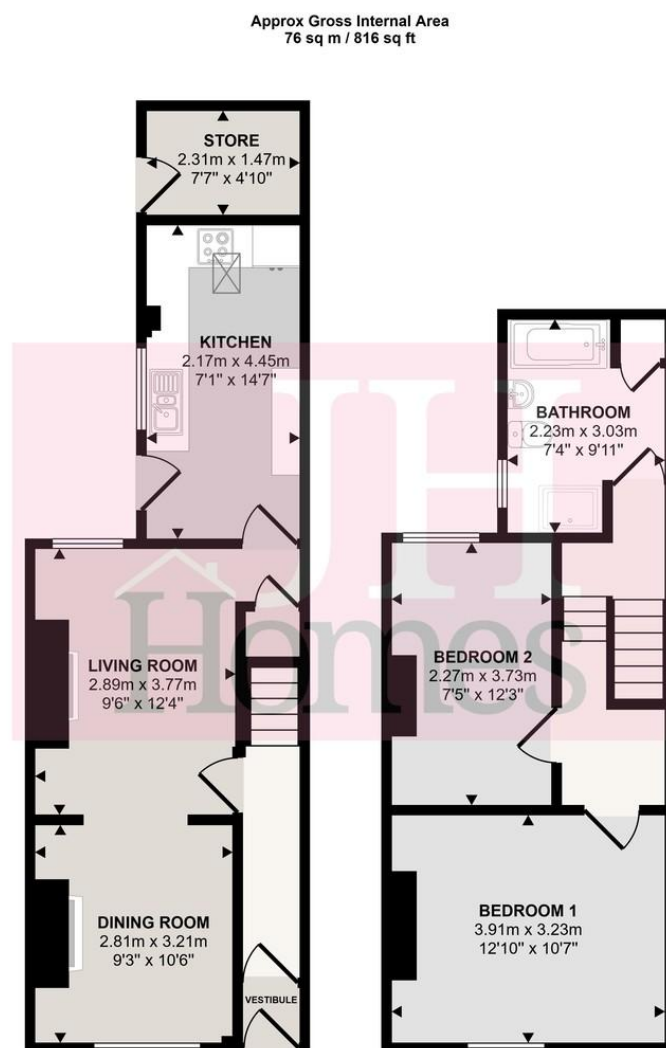
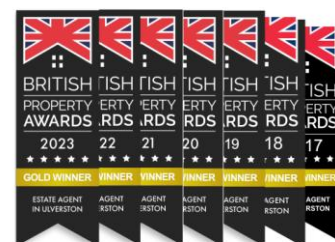
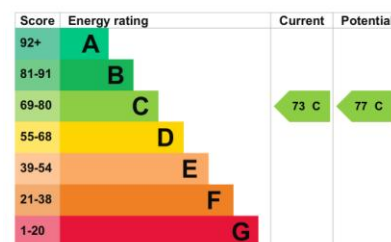




DIRECTIONS

Entering Barrow from Dalton via Abbey Road, at the Strawberry traffic lights turn right into Hawcoat Lane and take your second left into Oxford Street. Continue straight on at the roundabout taking your first right after Victoria Infant and Nursery School into Matlock Road. Follow the road round into Harrogate Street and across the crossroads of Victoria Avenue, and you will find the property on your left-hand side.

It can be found by using the following "What Three Words":
<https://w3w.co/work.agents.meant>



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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**128 Harrogate Street,
Barrow-in-Furness, LA14 5LZ**

For more information call **01229 445004**

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

This beautifully presented two-bedroom mid-terrace home has been meticulously refurbished by the current owner, combining elegant period charm with stylish modern living. Perfectly positioned in this popular and accessible location close to Barrow town centre, the property is within easy walking distance of a range of local amenities including shops, public houses, regular bus routes, and Barrow train station. Having undergone an impressive transformation, the property boasts a replacement kitchen, bathroom, and a new central heating system with contemporary radiators, together with replacement double-glazed sash windows throughout. The renovation has been carried out with exceptional attention to detail, maintaining many of the home's delightful original features such as tiled hallway flooring, decorative cornicing, an open fire in the dining room and a wood-burning stove in the lounge. The result is a truly stunning home that exudes warmth, comfort and character. The accommodation comprises of two inviting reception rooms, a fitted breakfast kitchen with high-quality integrated appliances, a spacious full-width main bedroom, a well-proportioned second bedroom and a luxurious four-piece bathroom accessed from the landing. Externally, there is an enclosed rear yard with raised flower beds and a useful store-perfect for bikes. Complete with gas central heating system and uPVC double-glazed sash windows, this exceptional property will appeal to a wide range of buyers, including first-time purchasers, investors, and those looking to downsize without compromising on style or quality. A truly beautiful home, finished to an exceptional standard throughout. Early viewing is highly recommended.



Accessed through composite uPVC door into:

VESTIBULE

Entrance door and door to:

HALLWAY

Door to lounge and stairs to first floor.

LOUNGE

12' 4" x 9' 6" (3.76m x 2.9m)
UPVC double glazed sash style window to rear, closed wood burning stove set on slate plinth with brick surround and wooden mantle. Understairs storage, radiator and double doorway to:

DINING ROOM

10' 6" x 9' 3" (3.2m x 2.82m)
Cast iron fireplace set in feature surround and radiator. Two uPVC sash style double glazed windows to front and open double doorway to:

KITCHEN

14' 7" x 7' 1" (4.44m x 2.16m)
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Electric double oven, 4-ring electric hob, extractor fan and washing machine. Solid oak flooring, radiator, roof window and breakfast bar. UPVC double glazed sash style window to side and external door to rear yard.

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and gives access to loft.

BEDROOM

10' 7" x 12' 10" (3.23m x 3.91m)
Radiator and uPVC double glazed sash style window to front.



BEDROOM

12' 3" x 7' 5" (3.73m x 2.26m)
UPVC double glazed sash window to rear and radiator.

BATHROOM

Luxury four piece suite in white comprising of WC, wash hand basin, shower cubicle and bath. Brick set tiling alongside modern contemporary décor with LED lighting. Cupboard housing combination boiler for heating and hot water system and uPVC sash style frosted double glazed window to side.

EXTERIOR

Yard to rear with access to rear service lane and PVC door to:

STORE

4' 10" x 7' 7" (1.47m x 2.31m)
Complete with light and power points and uPVC door.

