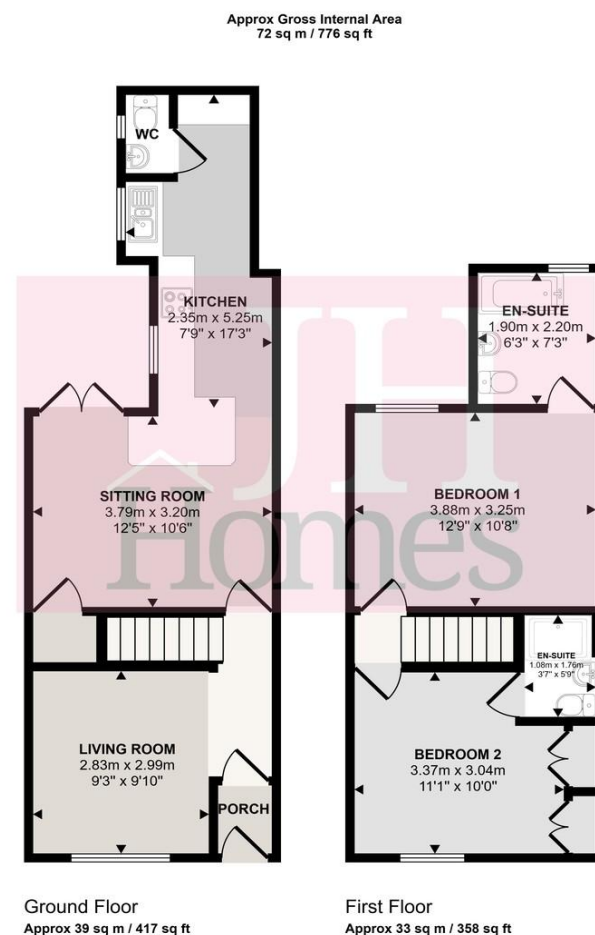




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 after a short while turn right into Queen Street.

The property can be found by using the following "What Three Words": <https://w3w.co/translated.windy.grades>

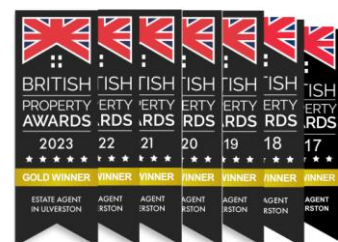
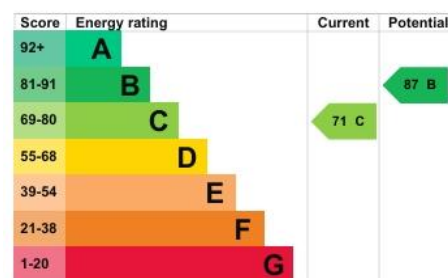
GENERAL INFORMATION

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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STUNNING extended two-bedroom mid terrace home which has recently undertaken a meticulous revamp by the current owner, situated in this popular accessible location to Barrow town centre and within walking distance to amenities including local shops, public houses, regular bus routes and Barrow train station. Complete with replacement kitchen, en-suite bathrooms and modern contemporary décor and lighting throughout. Comprising of two separate reception rooms, fitted breakfast kitchen with integral appliances, doaks/WC, full width bedroom two with en-suite shower room and main bedroom with luxury en-suite bathroom. Endosed yard to rear with access to rear lane. 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 (with possibility of HMO with relevant planning), or those looking to downsize. It offers a lovely, comfortable home with attractive presentation and décor throughout. Early viewing is highly recommended.



Accessed through PVC door with glass insert and window above, opening into:

VESTIBULE

Entrance door and door opening into:

LOUNGE

9' 10" x 9' 3" (3m x 2.82m)
UPVC double glazed windows to front, modern décor, wood laminate flooring and radiator. Open doorway to:

MID VESTIBULE

Stairs to first floor and door to:

SITTING ROOM

10' 6" x 12' 5" (3.2m x 3.78m)
Modern contemporary décor with LED lighting, understairs storage and breakfast bar from kitchen. Radiator and uPVC double glazed French Style double doors to rear yard. Open to:

KITCHEN

17' 3" x 7' 9" (5.26m x 2.36m)
Superb kitchen fitted with a range of base, wall and drawer units (including pan drawers) with wood grain effect worktop over incorporating stainless steel sink with mixer tap and splash back tiling. Double wall unit with LED lighting to skirting boards, four-ring electric hob, extractor fan and electric oven. Space for fridge and freezer as well as plumbing for washing machine. Wood laminate flooring, breakfast bar and wall mounted combination boiler for heating and hot water system. Radiator, uPVC double glazed window to side and door to:

CLOAKS/WC

UPVC double glazed window to side, extractor fan and modern two piece suite comprising of WC and wash hand vanity basin.



FIRST FLOOR LANDING

Doors to two bedrooms, both with en-suite facilities.

BEDROOM

10' 8" x 12' 9" (3.25m x 3.89m)
Traditional style décor, radiator and uPVC double glazed window to rear. Door to:

BATHROOM

UPVC double glazed window to rear, cladding to walls and heated towel rail. Three piece suite comprising of WC, wash hand basin and bath with shower above.

BEDROOM

10' 0" x 11' 1" (3.05m x 3.38m)
Nursery style décor with dado rail and radiator. UPVC double glazed window to front and door to:

SHOWER ROOM

Luxury three piece suite in white comprising of WC, wash hand basin and shower cubicle. Heated towel rail and cladding to walls.

EXTERIOR

Yard to rear with access to rear service lane.

