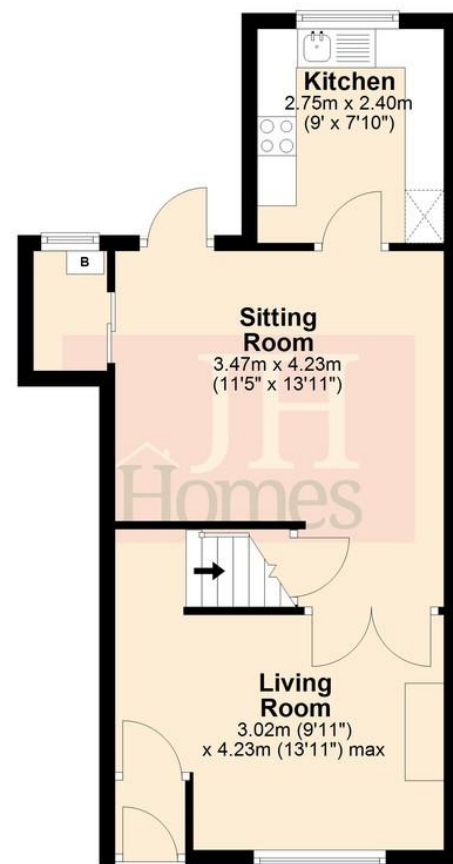


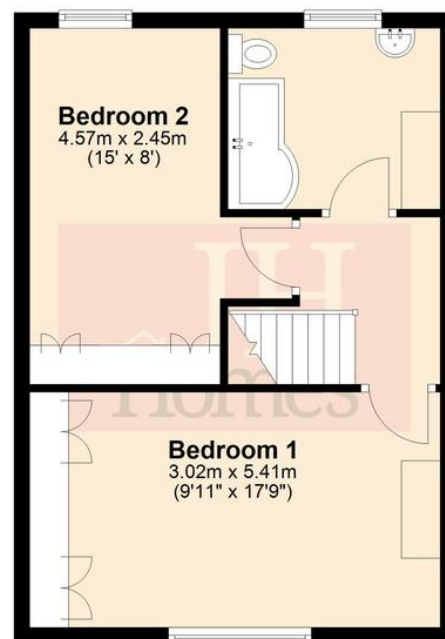
Ground Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 84.6 sq. metres (910.6 sq. feet)

DIRECTIONS

On entering Barrow via Abbey Road from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, past Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout turn right into Rampside Road. Take your second left into South Row and you will find the property on the left-hand side.

It can also be found by using the following "What Three Words":<https://w3w.co/span.film.mostly>

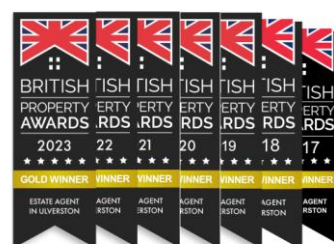
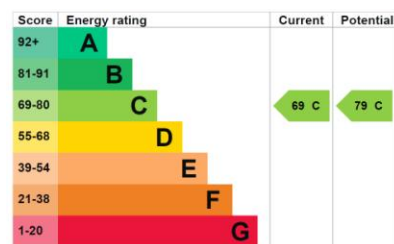
GENERAL INFORMATION

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.



£165,000



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35 South Row, Barrow-in-Furness, LA13 0HL

For more information call **01229 445004**

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

Ideal opportunity to acquire a sandstone-built mid terrace cottage occupying a favourable location in the ever-popular Roose area in Barrow. The property is situated within walking distance to Roose Community Primary School and is also within the catchment area of the highly regarded Yarlside Academy, close to family friendly public houses, bus routes, train station and Tesco Metro. Early inspection is strongly advised due to the location and meticulous updating recently undertaken by our client including kitchen and bathroom, gas central heating system, uPVC double glazing and contemporary lighting and décor throughout. The accommodation briefly comprises of lounge/dining room with wood laminate flooring flowing into the sitting room with door to rear yard and kitchen with modern base and wall units. To the first floor are two double bedrooms with fitted wardrobes and stylish house bathroom. Early Inspection is strongly recommended.



Accessed through PVC door into:

ENTRANCE VESTIBULE

Entrance door and door to:

LOUNGE/DINING ROOM

9' 11" x 13' 11" (3.02m x 4.24m) max
UPVC double glazed windows to front, feature fireplace, modern décor and wood laminate flooring. Door to stairs, radiator and double doors to:

SITTING ROOM

11' 5" x 13' 11" (3.48m x 4.24m)
Wood laminate flooring and door to kitchen, with uPVC double glazed external door to rear yard providing natural light. Door to:

CUPBOARD

5' 0" x 3' 1" (1.52m x 0.94m)
Window to rear, light point and wall mounted cupboard housing combination boiler for heating and hot water systems.

KITCHEN

9' 0" x 7' 10" (2.74m x 2.39m)
Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating single sink with drainer, mixer tap and splash back tiling. Electric oven, four-ring gas hob, extractor hood and space for fridge/freezer. Plumbing for washing machine, radiator and uPVC double glazed window to rear.

FIRST FLOOR LANDING

Doors to all upper rooms.



BEDROOM

9' 11" x 17' 9" (3.02m x 5.41m)
UPVC double glazed window to front, radiator and two double wardrobes with overhead storage and dresser.

BEDROOM

15' 0" x 8' 0" (4.57m x 2.44m)
Two double wardrobes, radiator and uPVC double glazed window to rear.

BATHROOM

Three piece suite comprising of WC, wash hand basin and P-shaped bath with thermostatic shower above. Tiling, radiator and uPVC double glazed window to rear.

EXTERIOR

Enclosed yard with outbuilding and gate giving access to rear service lane and public green.

