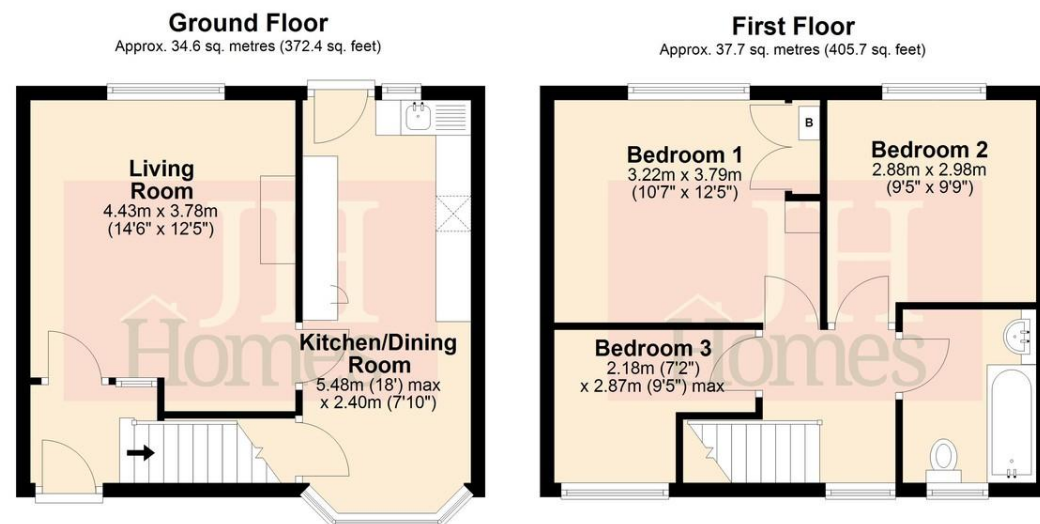




Total area: approx. 72.3 sq. metres (778.1 sq. feet)

DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and at the roundabout turn left into Flass Lane, continue until it merges with Friars Lane. At the junction at the end, turn left onto Roose Road.

The property can be found by using the following "What Three Words":<https://w3w.co/copper.copies.occurs>

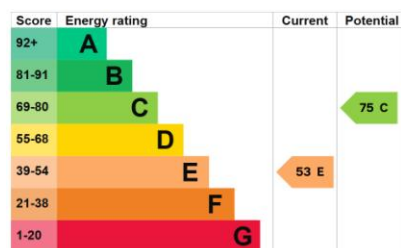
GENERAL INFORMATION

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.

£150,000



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OFF ROAD
PARKING

230 Roose Road, Barrow-in-Furness,
LA13 0EH

For more information call **01229 445004**

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

This is a rare purchase opportunity to acquire a familysized three bedroomed mid terrace house occupying a favourable plot with gardens to front and rear and off-road parking in a highly popular location. Early internal inspection is advised to appreciate what is on offer, within walking distance is a local Co-op, Schools, Tesco Metro and Roose train station. The property is also within easy reach of Barrow town centre via bus routes. UPVC double glazing, kitchen/dining room with understairs cupboard, modern luxury bathroom and has comfortable living accommodation comprising of entrance vestibule, lounge with coal effect living flame gas fire, kitchen/dining room with bow window to front and external door to rear garden, three good sized bedrooms and bathroom. Externally there is an endosed garden to front with established plants, side aspect access to rear garden with ample off-road parking and storage shed. A fantastic and extremely rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through PVC door into:

ENTRANCE VESTIBULE

Entrance door and stairs to first floor. Door to:

LOUNGE

14' 6" x 12' 5" (4.42m x 3.78m) max
UPVC double glazed windows to rear and radiator. Stylish living area with coal effect living flame gas fire and feature surround. Traditional style décor with dado rail and coving. Door to:

KITCHEN/DINING ROOM

18' 0" x 7' 10" (5.49m x 2.39m) max
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating single sink with drainer and mixer tap and splash back tiling. Gas

cooker point, plumbing for washing machine, space for dining table and understairs storage. UPVC double glazed bay window to front and external uPVC door with matching side pane to rear garden.

FIRST FLOOR LANDING

UPVC double glazed window to front and doors to all upper rooms.

BEDROOM

12' 5" x 10' 7" (3.79m x 3.23m)
Storage cupboard housing combination boiler for heating and hot water systems, radiator and uPVC double glazed windows to rear.

BEDROOM

9' 9" x 9' 5" (2.98m x 2.88m)
UPVC double glazed windows to rear and radiator.



BEDROOM

7' 2" x 9' 5" (2.18m x 2.87m) max
Radiator and uPVC double glazed window to front.

BATHROOM

Luxury three piece suite comprising of WC, wash hand basin and bath with electric shower above. Tiling to walls, radiator and uPVC double glazed window to front.

EXTERIOR

Walled garden area to front with access to entrance door. Side aspect gives access to rear garden with lawned area and storage shed, plus gated access via Longway cul-de-sac to rear for off-road parking.

