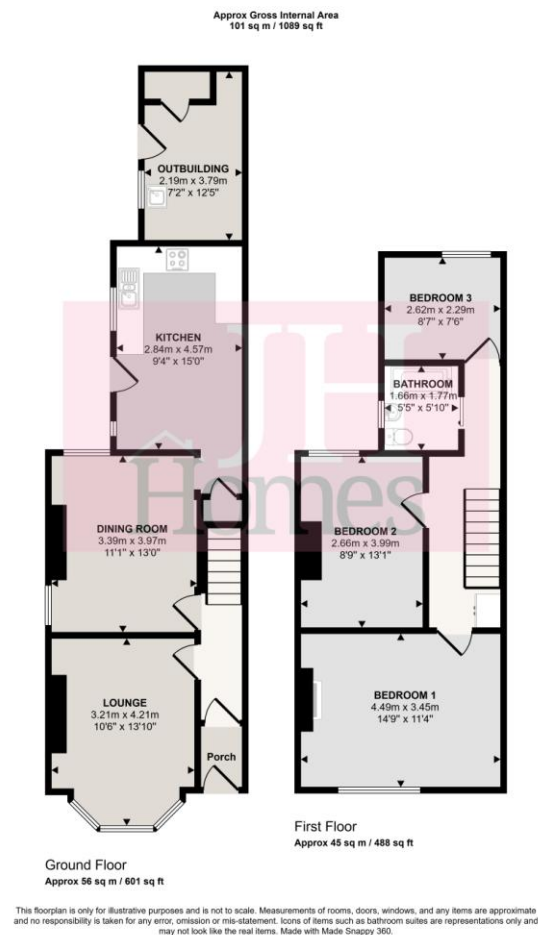




DIRECTIONS

Entering Barrow via Abbey Road towards Ramsden Square, turn left into Rawlinson Street and continue to the end of the road. Turn left onto Salthouse Road and as the road forks, keep right, continuing into Salthouse Road and follow the road until you reach number the property on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/cheek.baking.coats>

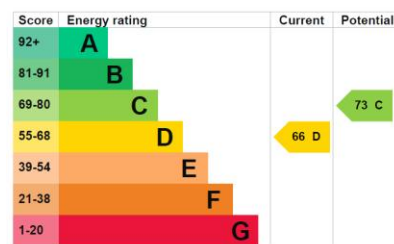
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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



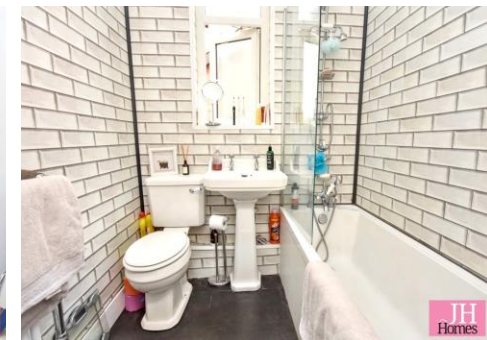
Estate Agency Act 1979

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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186 Salthouse Road,
Barrow-in-Furness, LA13 9TT

For more information call **01229 445004**

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

Sensibly priced three bedroom, semi detached home with good sized rear garden situated in this popular accessible location in Barrow Town Centre and within walking distance to amenities including local shops, public houses, restaurants, regular bus routes, Barrow Train Station and the largest employer in the area, BAE Systems. Comprising of hall, bay windowed lounge, secondary reception room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. Complete with gas central heating system and double glazing, this property is suited to a range of buyers including the family home purchaser and is offering a lovely, comfortable home with attractive rear garden, some attractive presentation, original style features and décor throughout.



Accessed through a PVC door into:

PORCH Door to:	KITCHEN 15' 0" x 9' 4" (4.57m x 2.84m) Good range of base, wall and drawer units with wooden worktops over incorporating stainless steel sink and drainer and chrome handles. Integrated electric oven and gas hob with cooker hood over, space and plumbing for washing machine and space for fridge/freezer. Radiator, door to rear garden and two uPVC double glazed windows to side and rear.
HALL Access to both reception rooms and stairs to first floor.	FIRST FLOOR LANDING Storage cupboard and doors to all upper floor rooms.
LOUNGE 10' 6" x 13' 9" (3.21m x 4.21m) widest points Double glazed window to front, original style open fireplace, corning, wood laminate flooring and radiator.	BEDROOM 11' 4" x 14' 9" (3.45m x 4.5m) Full width double room with original style fireplace, radiator and double glazed window to front.
SECONDARY RECEPTION ROOM 13' 0" x 11' 1" (3.96m x 3.38m) Two uPVC double glazed windows to rear and side, wood laminate flooring and radiator.	BEDROOM 13' 1" x 8' 9" (3.99m x 2.67m) Further double room with uPVC double glazed window to rear, original style open fireplace and radiator.



BEDROOM 8' 7" x 7' 6" (2.62m x 2.29m) Single room with radiator and uPVC double glazed window to rear.
BATHROOM 5' 10" x 5' 5" (1.78m x 1.65m) Three piece suite comprising of WC, wash hand basin and bath with shower and screen. Heated towel rail, tiling and uPVC double glazed window to side.
EXTERIOR Gated forecourt giving access to front entrance door and side. Enclosed, well established rear garden laid mostly to lawn.
OUTBUILDING 12' 5" x 7' 2" (3.78m x 2.18m) Wall mounted combination boiler for the heating and hot water system, light, power and window.

