

FREEHOLD



74 QUEEN STREET, BARROW-IN- FURNESS, LA14 5NY

£135,000

FEATURES

Superior Mid Terrace

Highly Popular Location

Quality Fixtures &
Accommodation

Hallway, Lounge & Dining
Room

Modern, Extended Fitted
Kitchen

Ground Floor Cloak/WC

Two Double Bedrooms &
Luxury Bathroom

GCH System & UPVC
Double Glazing

Suitable For A Variety Of
Buyers

Early Inspection Advised



On Road
Parking



Sensibly priced and well-presented, this two bedroom mid terrace home ideally situated in a popular and convenient location within walking distance of a range of amenities including good local schools, shops, regular bus services and Barrow railway station. Comprising of two separate reception rooms, extended fitted kitchen with integrated appliances and cloakroom/WC to the ground floor with two bedrooms, including a full-width main bedroom and modern bathroom to the first floor. The property benefits from a gas central heating system, uPVC double glazing and attractive presentation throughout, offering comfortable accommodation suited to a range of buyers, including first-time purchasers, investors and those looking to downsize. Early viewing is highly recommended to appreciate the accommodation and convenient location on offer.

Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

HALLWAY

Access to lounge and dining room. Stairs to first floor.

LOUNGE

10' 3" x 11' 5" (3.13m x 3.50m)

Wooden fireplace surround with inset living flame gas fire, uPVC double glazed window to front with vertical blinds and radiator.

DINING ROOM

10' 3" x 12' 10" (3.13m x 3.92m)

Wall mounted electric fire, uPVC double glazed window to rear with vertical blinds, radiator and under stairs storage. Door to:

KITCHEN

7' 8" x 16' 2" (2.34m x 4.95m) widest points

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer and tiled splash backs. Integrated electric oven and hob with cooker hood, tiled flooring, ample storage and useful rear entrance. Two uPVC double glazed window to side and door to:

WC

Modern two-piece suite comprising of WC and wash hand vanity basin. UPVC double glazed windows to side.

FIRST FLOOR LANDING

Built-in storage cupboard and access to all upper rooms.

BEDROOM

13' 9" x 11' 7" (4.20m x 3.55m)

Double room with uPVC double glazed window with vertical blinds and radiator.



BEDROOM

8' 0" x 12' 11" (2.45m x 3.95m)

UPVC double glazed window to rear and radiator.

BATHROOM

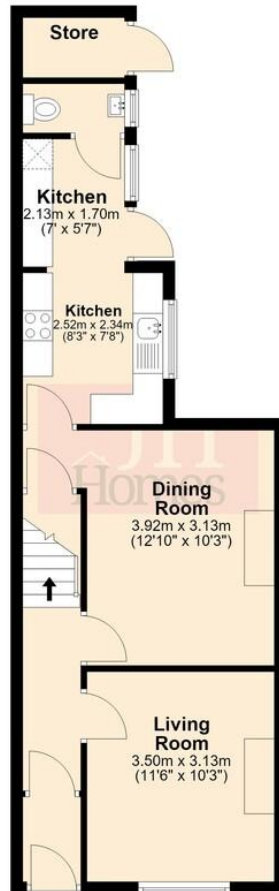
Fit with a modern three-piece bathroom suite comprising of panelled P-shaped bath with overhead rainfall shower and glass screen, wash hand basin set within a vanity unit and WC. Grey wall and floor tiling, chrome heated towel rail, mirrored cabinet and additional fitted storage housing the combination boiler for the hot water and heating system.

EXTERIOR

Pleasant yard to the rear with store and access to the rear service lane.



Ground Floor
Approx. 44.9 sq. metres (483.7 sq. feet)



First Floor
Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 82.9 sq. metres (891.8 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

Services: Mains drainage, gas, electric and water are all connected.

DIRECTIONS:

Entering Barrow via Abbey Road towards Ramsden Square, turn right into Cheltenham Street. At the junction with Oxford Street turn right and take your first left into Highfield Road. Turn right into Princess Street, and first left into Queen Street with the property being found on your right-hand side. The property can be found by using the following "What Three Words"

<https://w3w.co/later.gloves.along>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

