

FREEHOLD



11 LONGREINS ROAD, BARROW-IN-FURNESS, LA14 5AL

£120,000

FEATURES

Well-Presented Mid
Terrace

Rare Purchase Opportunity
In Popular Location

Well Maintained &
Updated By Current Owner

Gas CH System & UPVC DG

Through Lounge/Dining
Room

Modern Kitchen &
Shower Room

Two Good Sized
Bedrooms

Cloak/WC To First Floor

Pleasant Rear Yard
With Store

Early Inspection
Advised



1



1



2



On Road
Parking



Well-presented terraced home is ideally situated in a highly popular and convenient location, offering deceptive accommodation and delightful enclosed rear yard with store. Further benefits include uPVC double glazing and a gas-fired central heating system. Comprising of entrance vestibule, welcoming, elegant open-plan lounge/dining room, modern fitted kitchen and shower room to the ground floor with two generously sized bedrooms and cloaks/WC to the first floor. Early internal viewing is highly recommended to fully appreciate and enjoys a convenient position close to a range of local amenities including shops, a Co-op store, regular bus routes to Barrow Town Centre and Furness General Hospital, as well as public houses, takeaways, Barrow Town Station, and Barrow Park all within easy walking distance.

Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

LOUNGE/DINER

23' 6" x 12' 1" (7.16m x 3.68m)

Wood effect flooring with stairs to first floor creating a divide.

Lounge Area

Electric fire with attractive surround, useful built-in shelving and uPVC double glazed window to front.

Dining Area

UPVC double glazed window to rear, storage cupboard and door to:

KITCHEN

9' 6" x 5' 6" (2.9m x 1.68m)

Modern fitted kitchen featuring a range of sleek white base, wall and drawer units with worktop over incorporating stainless steel sink with mixer tap and matching splash backs. Integrated electric oven and hob with cooker hood over and space for up right fridge/freezer. UPVC double glazed window to side, door to rear yard and folding door to:

SHOWER ROOM

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle. UPVC double glazed window to side.

FIRST FLOOR LANDING

Doors to all upper rooms.

BEDROOM

12' 7" x 12' 1" (3.84m x 3.68m)

Double width room with fitted, double wardrobe, radiator and uPVC double glazed window to front.

BEDROOM

7' 8" x 7' 6" (2.34m x 2.29m)

UPVC double glazed window to rear aspect, fitted wardrobe with sliding doors and radiator.

WC

Two-piece suite comprising of WC and wash hand basin. UPVC double glazed window to rear.



EXTERIOR

To the rear is a particularly attractive and well-maintained enclosed yard, designed with entertaining and relaxation in mind. The low-maintenance space features extensive decking, raised seating areas and steps, creating distinct areas for outdoor seating and entertaining. Wooden gate provides access to the rear street. Door to:

STORE

9' 5" x 5' 0" (2.87m x 1.52m)

Fitted with a wall-mounted combination boiler serving the hot water and heating system, workbench, lighting and power, with a washer and dryer housed in the outhouse.



Ground Floor
Approx. 40.8 sq. metres (439.0 sq. feet)



First Floor
Approx. 27.0 sq. metres (291.0 sq. feet)



Total area: approx. 67.8 sq. metres (730.0 sq. feet)

Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.

DIRECTIONS:

On entering Barrow along Abbey Road from Mill Brow roundabout pass through The Strawberry traffic lights and a pelican crossing and two further traffic lights. Turn right into West View Road and at the junction with Settle Street turn left, then turn left into Longreins Road where the property can be found on your left hand side. The property can be found by using the following 'What Three Words' <https://w3w.co/nails.wonderfully.tunes>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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.

