

FREEHOLD



6 SMEATON STREET,
BARROW-IN-FURNESS,
LA14 2EA

£80,000

FEATURES

- | | |
|---------------------------------------|----------------------------------|
| Traditional Style Mid Terrace | Three Bedrooms |
| Popular Location Close To Town Centre | No-Chain Involved |
| Gas CH System & UPVC DG | Suitable For A Variety Of Buyers |
| Two Reception Rooms & Kitchen | Yard To Rear |
| Ground Floor Bathroom | Early Inspection Advised |



1



2



3



On Road
Parking



Sensibly priced and well presented three bedroom mid terrace home ideally located in the popular and highly accessible Barrow Town Centre. Within walking distance of local shops, public houses, restaurants, regular bus routes, and Barrow Train Station . Comprising of two separate reception rooms, kitchen and family bathroom to the ground floor with two double bedrooms and a third bedroom accessed via the rear bedroom to the first floor. Complete with a gas central heating system, uPVC double glazing and yard. Suitable for a range of buyers including first-time purchasers, buy-to-let investors, or those looking to downsize. This home represents an excellent opportunity with early viewing being highly recommended.

Accessed through a PVC door with glazed inserts into:

ENTRANCE HALL

Stairs to first floor and open doorway into:

DINING ROOM

11' 11" x 12' 2" (3.63m x 3.71m)

UPVC double glazed window to rear, wood style vinyl flooring, ceiling light point, Adams style fire surround and door into kitchen. Open to:

LOUNGE

10' 2" x 8' 7" (3.1m x 2.62m)

UPVC double glazed window to front, ceiling light point and radiator.

KITCHEN

9' 4" x 6' 1" (2.84m x 1.85m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and half bowl sink and drainer with mixer tap, chrome handles and recess tiling. Breakfast bar area to one side, space and point for gas cooker, wall mounted combination boiler for the hot water and heating system and radiator. Open door to:

REAR VESTIBULE

External door to rear yard and door to:

BATHROOM

6' 8" x 6' 1" (2.03m x 1.85m)

Modern three piece suite comprising of WC, wash hand basin and bath with shower over. Tiling to walls, heated towel rail and uPVC window to side.

FIRST FLOOR LANDING

Access to two bedrooms with access to the third bedroom/box room via the rear bedroom.

BEDROOM

11' 11" x 10' 2" (3.63m x 3.11m)

Double room with uPVC double glazed window to front, storage cupboard, ceiling light point and radiator.

BEDROOM

12' 2" x 11' 11" (3.71m x 3.63m)

Further double room with ceiling light point, radiator and uPVC double glazed window to rear. Door to:



BEDROOM THREE/BOX ROOM

9' 4" x 6' 1" (2.84m x 1.85m)

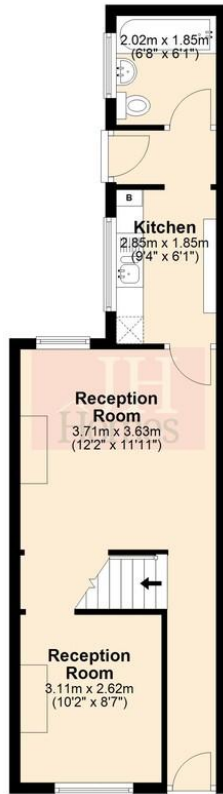
uPVC double glazed window to side, ceiling light point and radiator.

EXTERIOR

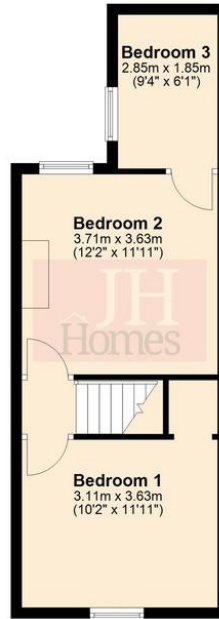
To the rear is a fully enclosed yard with pedestrian gate to the rear service lane.



Ground Floor
Approx. 40.5 sq. metres (436.2 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.1 sq. feet)



Total area: approx. 75.1 sq. metres (808.3 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Proceeding down Abbey Road turn left towards the end, at lights on Rawlinson St turn left and continue down Rawlinson Street towards the end and turn left into Lumley Street. Take the left into Smeaton Street and after a short distance the property can be found on the left-hand side. The property can also be found by using the following "What Three Words" <https://w3w.co/empire.cable.elbow>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	78 C
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.

