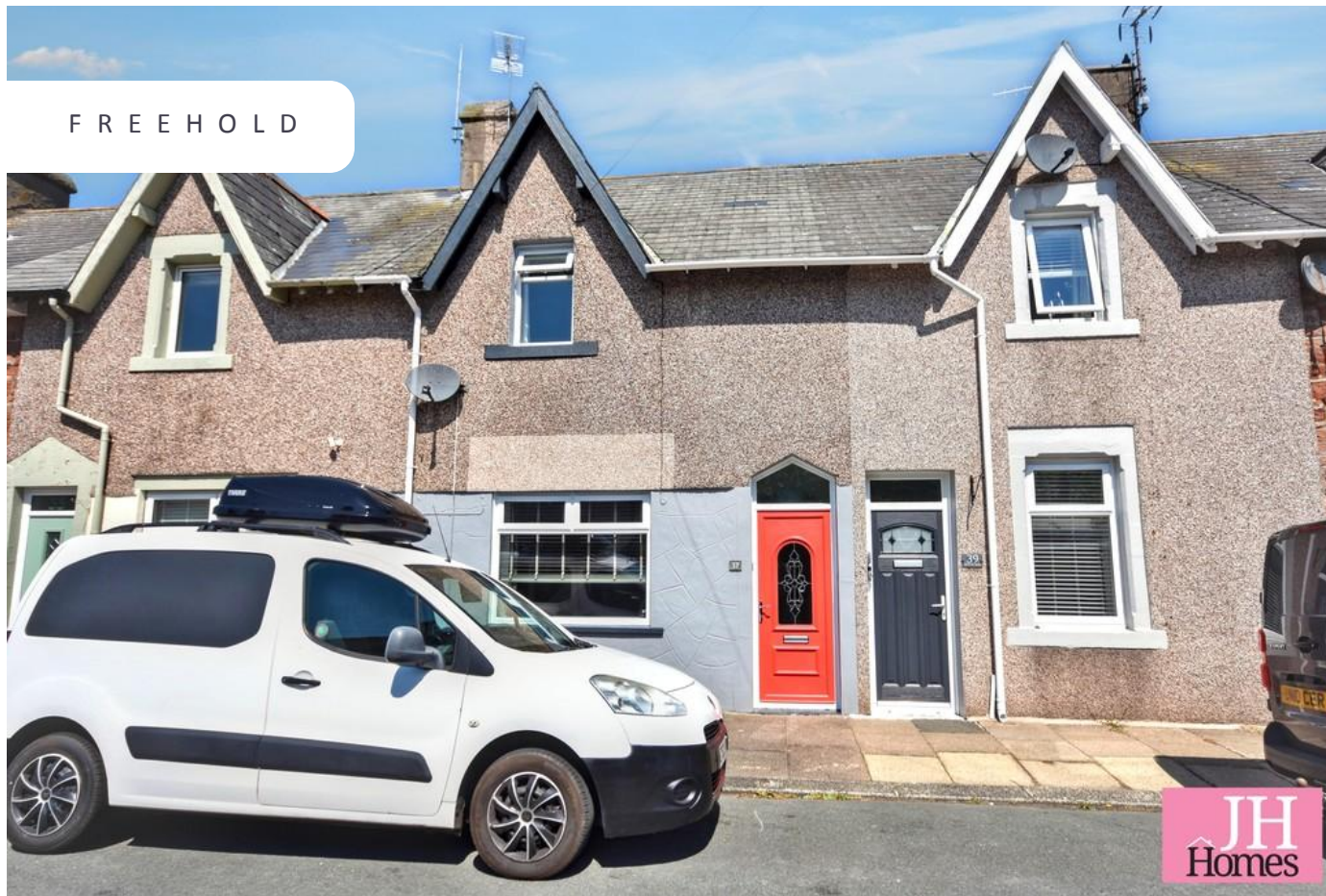


FREEHOLD



37 SOUTH ROW, BARROW-IN-FURNESS, LA13 0HL

£175,000

FEATURES

- | | |
|---|-----------------------------------|
| Superior Sandstone Terrace | Modern, Extended Fitted Kitchen |
| Highly Popular Location | Two Bedrooms, Luxury Bathroom |
| Well Updated & Maintained By Current Owners | Room In Roof/Attic Room |
| Gas CH System & uPVC DG | Delightful Yard To Rear |
| Open Plan Lounge/Dining Room | Early Inspection Strongly Advised |



1



1



2



On Road
Parking



Ideal opportunity to acquire a charming sandstone-built mid-terrace cottage, occupying a favourable position within the ever-popular Roose area of Barrow. Situated within walking distance of Roose Community Primary School and falls within the catchment area of the highly regarded Yarlside Academy plus being other local amenities at close at hand, including family-friendly public houses, regular bus routes, Roose Railway Station and Tesco Metro. Comprising of open-plan lounge/dining room with charming multi-fuel burner, superb fitted kitchen to ground floor and two well-proportioned bedrooms and stylish family bathroom with further staircase to a loft room. Early inspection is strongly recommended not only because of the property's sought-after location, but also to fully appreciate the meticulous improvements recently carried out by the current owner.

Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

DINING AREA

13' 5" x 16' 8" (4.09m x 5.08m)

UPVC double glazed windows to front, wood effect laminate flooring and radiator. Stairs to first floor and open to:

LOUNGE AREA

11' 3" x 13' 9" (3.43m x 4.19m)

Feature fireplace, cupboard offering storage and door into:

KITCHEN/BREAKFAST ROOM

8' 9" x 12' 8" (2.67m x 3.86m)

Fitted with a range of base, wall and drawer units in gloss white with wooden worktop over incorporating stainless steel sink and drainer with mixer tap, chrome handles and splashbacks. Integrated electric oven and four ring gas hob with cooker hood over. Space for fridge/freezer, space and plumbing for washing machine and space and plumbing for slimline dishwasher. Breakfast bar, radiator, roof window and uPVC double glazed window to rear. PVC external door to rear yard.

FIRST FLOOR LANDING

Doors to all upper rooms.

BEDROOM

9' 8" x 13' 7" (2.95m x 4.14m)

Double room with radiator and uPVC double glazed window to front.

BEDROOM

8' 3" x 7' 10" (2.51m x 2.39m)

Single room with uPVC double glazed window to rear, radiator and door to steps to a loft room.

BATHROOM

8' 0" x 5' 3" (2.44m x 1.6m)

Three-piece suite comprising of vanity unit housing concealed cistern, dual flush WC and wash hand basin with cupboards under and to side and bath with shower over. Tiling to walls, ladder style heated towel rail and opaque uPVC double glazed window to rear.

LOFT ROOM

11' 6" x 14' 0" (3.51m x 4.27m)

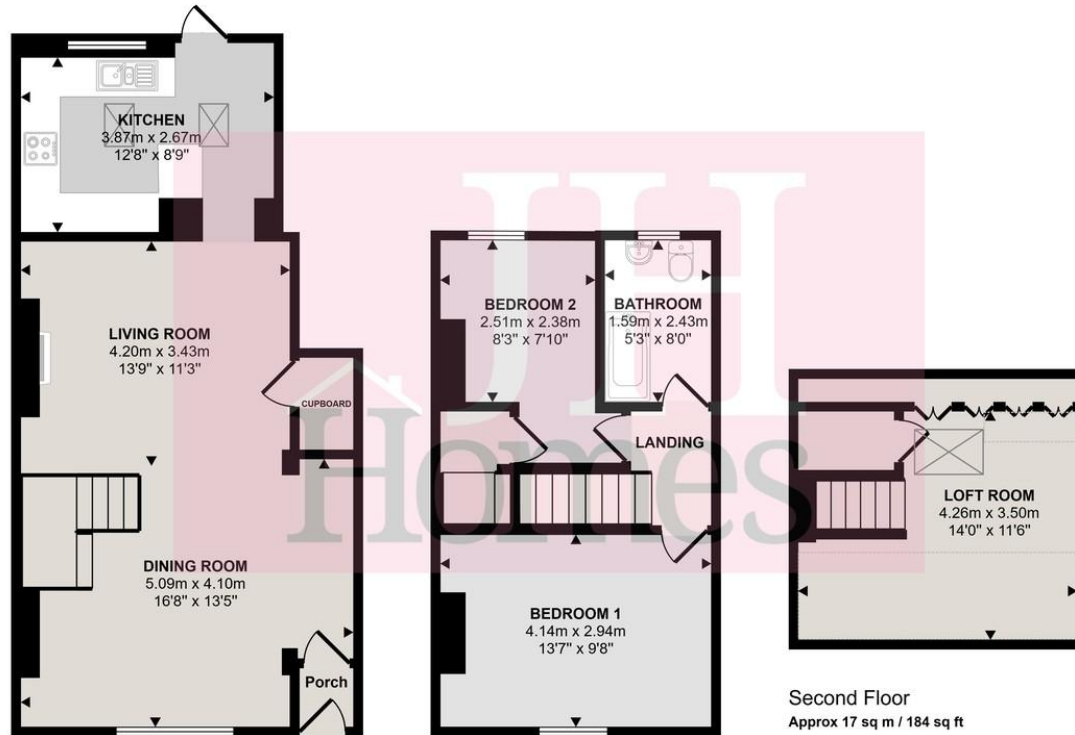
Roof window, eaves storage and wooden style laminate flooring. Cupboard housing combination boiler for the hot water and heating system.

EXTERIOR

Delightful, enclosed yard with outbuilding and access to rear service lane and public green.



Approx Gross Internal Area
96 sq m / 1036 sq ft



Ground Floor
Approx 48 sq m / 520 sq ft

First Floor
Approx 31 sq m / 332 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Barrow in Furness Borough Council
SERVICES: Mains gas, electric, water and drainage are all connected.

DIRECTIONS:

On entering Barrow via Abbey Road from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout turn right into Rampside Road. Take your second left into South Row and you will find the property on the left-hand side. The property can be found by using the following "What Three Words":
<https://w3w.co/shirts.crass.wished>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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.

