



**POOLE
TOWNSEND**

Smeaton Street, Barrow-In-Furness, LA14 2EB

£75,000

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This mid-terraced home presents an excellent opportunity for a range of buyers, particularly first-time purchasers and investors seeking a property in a popular location with scope to update and personalise to their own tastes. Offered for sale with no onward chain, the accommodation features open-plan living space, a generously proportioned kitchen to the rear, two bedrooms and a bathroom. Externally, the property benefits from an enclosed rear courtyard and useful external store. Offering plenty of potential, this home is ready for its next chapter.

Directions

For Satnav users enter: LA14 2EB

For what3words app users enter: train.cover.gives

Description

This mid-terraced home is approached via on-street parking, with pedestrian access leading to the front door. The entrance opens into a vestibule and hallway, where stairs rise to the first floor and a door to the left leads into the open-plan lounge and dining room. To the front of the property is a cosy lounge centred around a gas fire, while to the rear a formal dining area provides a pleasant space for entertaining and connects seamlessly to the adjoining kitchen.

The kitchen is fitted with a range of cupboards and drawers complemented by work surfaces on two sides, incorporating a stainless steel sink with hot and cold taps. There is space for a cooker, additional white goods, and plumbing for a washing machine. Further storage is available within the useful under-stairs cupboard.

To the first floor, the split-level landing provides access to the loft space and leads to two bedrooms and the bathroom. The bathroom is fitted with a three-piece suite comprising a corner bath with handheld shower attachment, WC and pedestal wash basin.

Externally, the property benefits from an enclosed walled rear yard with gated access and a large external store, providing valuable





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 misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Easyplan 360.

- Mid Terraced Property
- NO UPPER CHAIN
- Kitchen
- Bathroom
- Council Tax Band A
- Popular Location
- Open Plan Living Space
- Two Bedrooms
- Enclosed Rear Yard



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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