



FREEHOLD

112 MARSH STREET, BARROW-IN-FURNESS, LA14 2AA

£115,000

FEATURES

- Superior Mid Terrace Home
- Ideal For Young Families
- Well Updated Throughout By Current Owner
- Gas CH System & uPVC DG
- Two Reception Rooms & Modern Kitchen
- Two Bedrooms & Study/Nursery
- Luxury Bathroom
- Yard To Rear
- Close To Town Centre & BAE Systems
- Early Inspection Advised



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  On Road Parking



Updated to a high standard by the current owner, this beautifully presented home has been thoughtfully modernised to provide stylish and comfortable living throughout. Recent improvements include a contemporary fitted kitchen with integrated appliances, a luxurious modern bathroom, uPVC double glazing, and gas central heating system. Ideally suited to young families or first-time buyers, the accommodation briefly comprises of a welcoming entrance hallway leading into a bright and spacious lounge, which flows seamlessly into the dining area - perfect for both everyday living and entertaining. The dining space opens into a sleek modern kitchen, creating a practical and sociable layout. To the first floor are two generously proportioned bedrooms, including an impressive full-width master bedroom to the front, along with a versatile study/nursery that could accommodate a bed if required. Completing the accommodation is a superbly appointed bathroom, finished with modern fittings while complementing the character of the property. Externally, the property benefits from an enclosed rear yard with access to a service lane. Overall, this is a fantastic opportunity to acquire a charming and spacious home in a convenient location, close to local shops, the town centre, and the area's largest employer, BAE Systems.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Door to dining room and stairs to first floor.

LOUNGE

12' 1" x 11' 3" (3.68m x 3.43m)

Modern contemporary decoration, uPVC double glazed bay window to the front, wood laminate flooring and radiator. Open to:

DINING ROOM

12' 8" x 11' 9" (3.86m x 3.58m) max

UPVC French style double glazed double doors to the rear yard, modern décor, wood laminate flooring, understairs cupboard and radiator.

Open to:

KITCHEN

12' 4" x 7' 1" (3.76m x 2.16m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer taps and splash back tiling. Two uPVC double glazed windows to the side, electric hob, electric oven and extractor hood.

FIRST FLOOR LANDING

Doors to all upper rooms.

BEDROOM

12' 1" x 15' 1" (3.68m x 4.6m)

UPVC double glazed windows to the front and radiator.

BEDROOM

12' 8" x 9' 1" (3.86m x 2.77m)

Radiator, uPVC double glazed window to the rear and wall mounted combination boiler for the heating and hot water systems.

NURSERY/STUDY

6' 0" x 7' 1" (1.83m x 2.16m)

UPVC double glazed window to the rear and radiator.

BATHROOM

Stylish three-piece suite in white comprising of WC, wash hand vanity basin, and bath with shower above, plus uPVC double glazed window to the side.

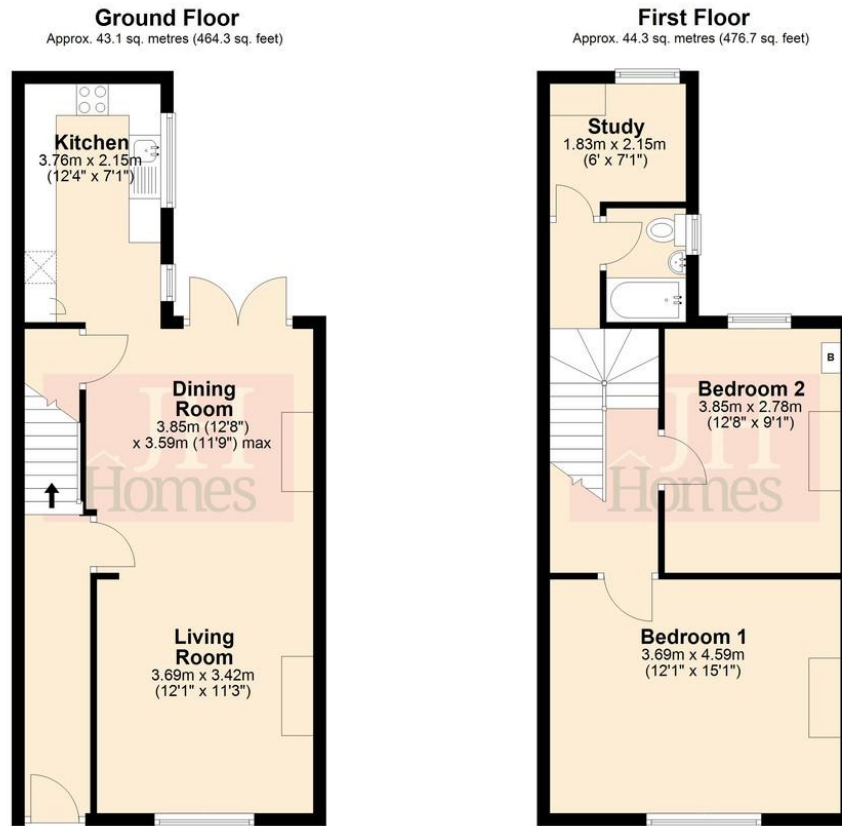
EXTERIOR

Enclosed rear yard with access to rear service lane.



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01229 445004

contact@jhhomes.net
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Total area: approx. 87.4 sq. metres (941.0 sq. feet)

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland and Furness Council
 SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Entering Barrow from Dalton via Abbey Road, continue through two sets of traffic lights and a pelican crossing, at the next set of traffic lights, turn left into Rawlinson Street. Continue straight over at Greengate Street traffic lights and turn left into Ramsden Street. At the junction with Marsh Street turn right.

The property can be found by using the following "What Three Words":

<https://w3w.co/broken.factor.adults>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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.

