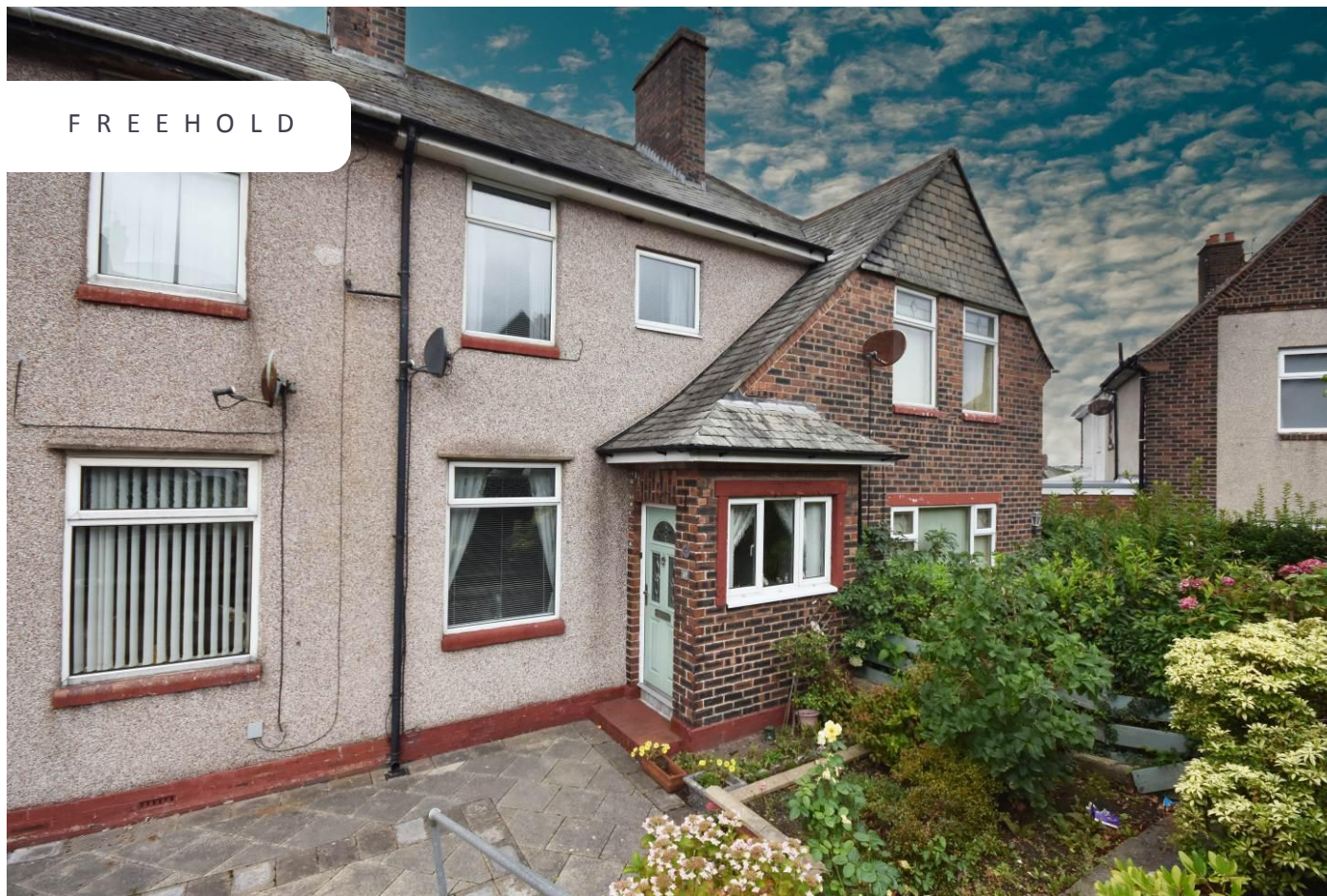


FREEHOLD



49 MONKS BROW, BARROW-IN-FURNESS, LA13 9PL

£140,000

FEATURES

- | | |
|------------------------------------|---|
| Traditional Style Mid Terrace | Modern Breakfast Kitchen |
| Requires Some Modernisation | Bathroom |
| Asking Price Reflected | Two Double Bedrooms With Fitted Wardrobes |
| Electric Storage Heating & UPVC DG | Gardens Front & Rear & Garage |
| Entrance Porch & Lounge | No-Chain Involved |



1



1



2



Garage,
On Road
Parking



Fantastic opportunity to acquire a two bedroom mid-terraced house, ideally positioned within easy reach of a range of local amenities and offering an enclosed rear garden together with a detached garage. Whilst the property would benefit from some updating and modernisation, this has been reflected in the realistic asking price, making it an excellent opportunity for purchasers looking to create a home to their own tastes and requirements. Benefiting from an electric storage heating system, uPVC double glazing and comprising of a welcoming lounge, breakfast kitchen and family bathroom to the ground floor with two well proportioned bedrooms to the first floor. Externally, steps lead to the shared front forecourt and entrance door with the rear having an enclosed, low-maintenance garden providing a good degree of privacy and offering direct access to the detached garage. Conveniently situated within walking distance of a local Co-op, One Stop Shop, schools, Tesco Metro and Roose Train Station, whilst Barrow Town Centre is also readily accessible. A rare and appealing purchase opportunity offering considerable potential for improvement, with early viewing strongly recommended.

Accessed through a PVC door with glazed inserts into:

ENTRANCE PORCH

UPVC double glazed window to the front aspect, electric storage heater and access to

LOUNGE

12' 9" x 13' 11" (3.89m x 4.24m) widest points

Electric fire with feature surround, uPVC double glazed windows to front and door to:

KITCHEN/BREAKFAST ROOM`

8' 10" x 10' 10" (2.69m x 3.3m)

Fitted with a range of base, wall and drawer units with worktop over incorporating breakfast bar area and one and a half bowl sink and drainer with mixer tap and brass handles.

Integrated electric oven and hob with cooker hood over. Electric storage heater, understairs storage and folding door to staircase to first floor. Door to:

REAR VESTIBULE

External PVC door to rear garden and door to:

BATHROOM

Fitted with a three-piece suite comprising of panelled bath with telephone style mixer tap and shower hose and vanity unit house low level, dual flush, concealed cistern WC and wash hand basin with mixer tap and cupboards under. Extractor fan and uPVC double glazed window to side.

FIRST FLOOR LANDING

Doors to two bedrooms.

BEDROOM

12' 9" x 13' 1" (3.89m x 3.99m)

Full width double room with two uPVC double glazed windows to front, fitted wardrobes and drawers and electric storage heater.

BEDROOM

8' 11" x 10' 8" (2.72m x 3.25m)

Further smaller double or excellent sized single room with electric storage heater, uPVC double glazed windows to rear aspect with some views and cupboard housing hot water tank.

EXTERIOR

Pathway to front garden with access to front door, with the rear offering an enclosed, low maintenance garden with steps down to the garage.

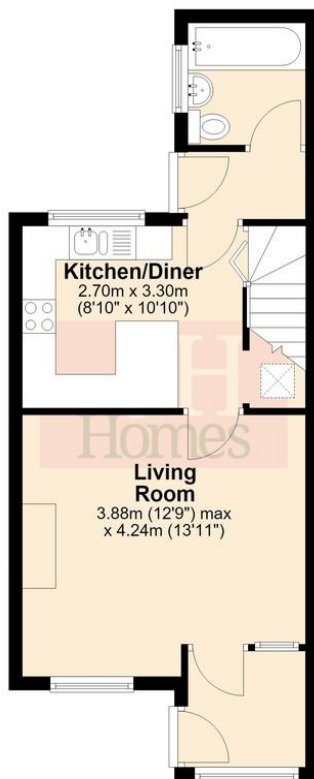
GARAGE

Roller door to rear service land and window.



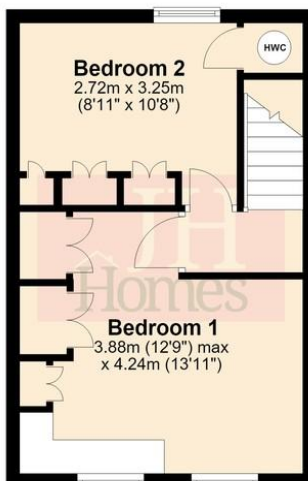
Ground Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.6 sq. feet)



Total area: approx. 64.4 sq. metres (693.4 sq. feet)

Call us on

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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services to include water, drainage and electric

DIRECTIONS:

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and at the roundabout turn left into Flass Lane and continue until it merges with Friars Lane. Turn right into Priors Path and first left into Monks Brow where the property can be found on your right-hand side. The property can be found by using the following 'What Three Words' <https://w3w.co/dots.blog.factories>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 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.

