

LEASEHOLD



# 5B EGERTON COURT, BARROW-IN-FURNESS, LA14 2TT

## £37,500

### FEATURES

- Two Bedroom Ground Floor Flat
- Sensibly Priced
- Ideal Investment Opportunity
- Walking Distance To BAE Systems
- Gas CH System
- uPVC DG
- Lounge & Fitted Kitchen
- Modern Bathroom
- Early Inspection Advised
- No-Chain Involved



An excellent investment opportunity to acquire a traditional two-bedroom ground floor flat, ideally positioned in this convenient and well-connected area of Barrow Island. The property enjoys proximity to Barrow town centre and lies within walking distance of the area's largest employer, BAE Systems, making it particularly appealing for rental demand. A range of everyday amenities are also nearby, including local shops, schools, regular bus routes and Barrow train station, ensuring excellent accessibility for tenants and owner-occupiers alike. The accommodation briefly comprises of a lounge, kitchen, two bedrooms and a bathroom. The property further benefits from a combination boiler providing central heating system and domestic hot water, together with uPVC double glazing throughout. Offering broad appeal to a variety of purchasers - and especially attractive to investors seeking a well-located addition to their portfolio - early viewing is highly recommended to fully appreciate the potential on offer.

Accessed through a UPVC door into:

#### **ENTRANCE VESTIBULE**

Entrance door, storage cupboard, access to lounge and two bedrooms.

#### **LOUNGE**

*13' 3" x 13' 1" (4.04m x 3.99m)*

Radiator and uPVC double glazed window to front. Open doorway to:

#### **KITCHEN**

*7' 7" x 6' 1" (2.31m x 1.85m)*

Fitted with a range of base, wall and drawer units with beechwood coloured worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Electric cooker point, recess tiling, space for a fridge and uPVC double glazed windows to side. Open doorway to:

#### **VESTIBULE**

Houses wall mounted combination boiler for heating and hot water system. Door to:

#### **BATHROOM**

Three-piece suite in white comprising of WC, wash hand basin, bath with mixer shower above and uPVC double glazed window to side.



## BEDROOM

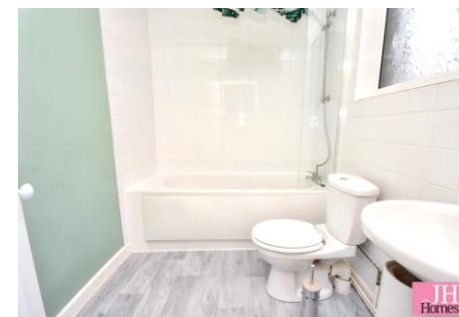
11' 7" x 10' 5" (3.53m x 3.18m)

UPVC double glazed window to rear and radiator.

## BEDROOM

7' 10" x 10' 5" (2.39m x 3.18m)

Radiator and uPVC double glazed window to rear.



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**01229 445004**

[contact@jhhomes.net](mailto:contact@jhhomes.net)  
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**GENERAL INFORMATION**

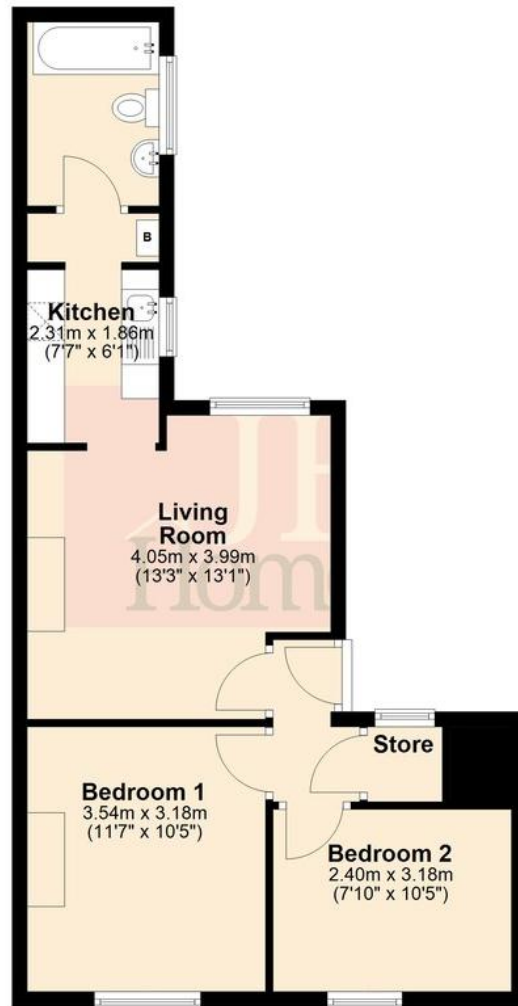
TENURE: Leasehold  
 COUNCIL TAX: A  
 LOCAL AUTHORITY: Westmorland and Furness Council  
 SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

Entering Barrow Island via Michealson Bridge, continue over the roundabout and take your first left into Ramsden Dock Road, then first right into Egerton Court.  
 The property can be found by using the following "What Three Words":  
<https://w3w.co/scouts.onions.loaded>

**Floor Plan**

Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 48.9 sq. metres (526.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 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.

