

FREEHOLD

37 RISEDALE ROAD, BARROW-IN-FURNESS, LA13 9QX

£120,000

FEATURES

- Forecourt Frontage Mid Terrace
- Garage To Rear
- Highly Popular Location
- Gas CH System & UPVC DG
- Dining Room & Lounge
- Fitted Kitchen
- Two Good Sized Bedrooms
- Four Piece Bathroom
- Fully Boarded Loft
- Early Inspection Advised





1 2 2 Garage, On Road Parking

JH Homes

Traditional two-bedroom mid-terraced house with front forecourt and garage, situated in a popular location close to local amenities, including the increasingly popular Industry Kitchen. Offering well-proportioned accommodation comprising of dining room, lounge and fitted kitchen to the ground floor with two double bedrooms, including a full-width main bedroom and four piece bathroom suite to the first floor. Externally, there is a rear yard with pedestrian access to the rear street and door leading to the garage, which benefits from light and power. Further benefits include a gas central heating system and uPVC double glazing. Offering comfortable accommodation at a realistic asking price, the property would suit first-time buyers and buy-to-let investors alike. Early viewing is recommended.

Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

DINING ROOM

12' 3" x 14' 1" (3.75m x 4.30m)

Modern electric wall-mounted fire, radiator and understairs cupboard. UPVC double glazed window to front and door to:

LOUNGE

12' 3" x 11' 1" (3.75m x 3.39m)

Laminate flooring, wall-mounted electric fire, radiator and uPVC double glazed window. Access to kitchen and door to first floor.

KITCHEN

9' 7" x 6' 8" (2.92m x 2.03m)

Fitted with a range of base and wall units with worktop over incorporating stainless-steel sink and drainer. Space and point for oven and hob and space for additional appliances. Rear door to yard, uPVC double glazed window and wall mounted combination boiler for the hot water and heating system.

FIRST FLOOR LANDING

Access to two bedrooms and bathroom.

BEDROOM

12' 3" x 11' 1" (3.75m x 3.40m)

Full width double room with radiator and uPVC double glazed window to front.

BEDROOM

9' 3" x 11' 1" (2.84m x 3.40m)

Further double room with storage cupboard, radiator and uPVC double glazed window to rear.

BATHROOM

Fitted with a four-piece suite comprising of bath, separate shower cubicle, wash hand basin and WC. Tiling to walls, frosted window and radiator.

EXTERIOR

Externally, the property has a walled front forecourt with established shrubs and gated entrance. To the rear, is an enclosed yard with paved areas and space for potted plants. The rear yard also provides access to the rear street, with a pedestrian door leading to the garage.

GARAGE

16' 11" x 8' 6" (5.16m x 2.59m)

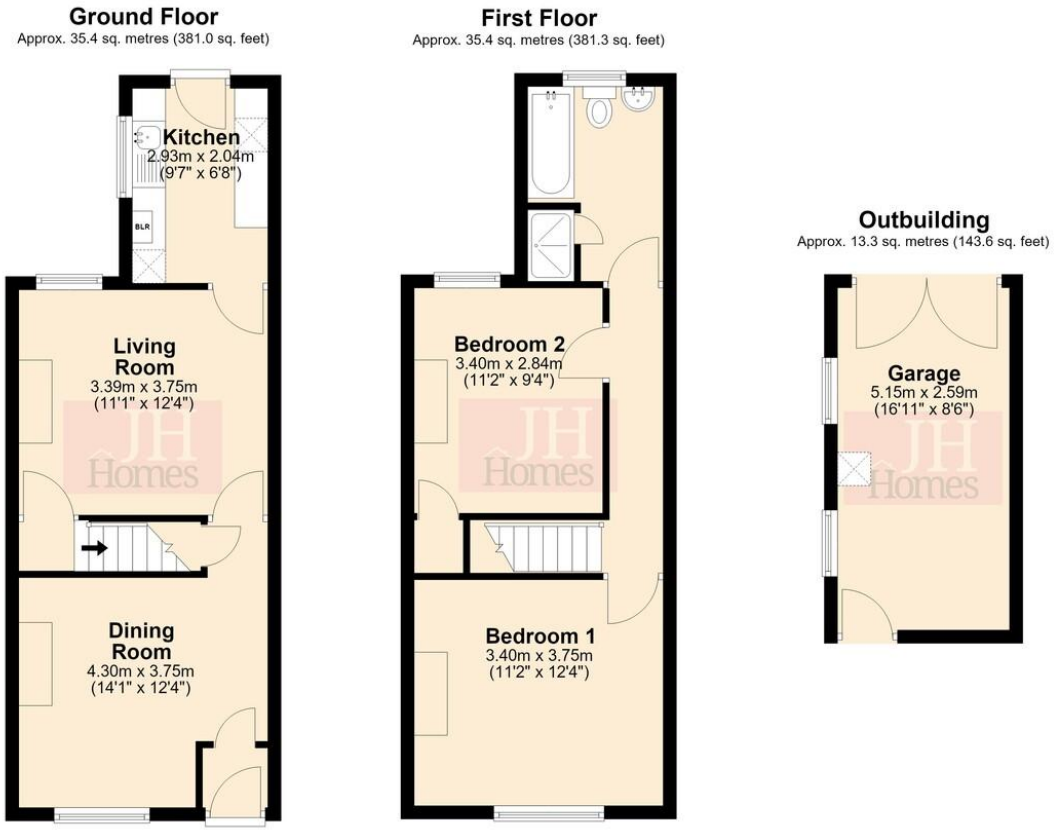
Folding doors for vehicular access to/from rear service road, two windows, light and power.











Total area: approx. 84.2 sq. metres (905.8 sq. feet)

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: All mains services including gas, electric, water and drainage.

DIRECTIONS:

Coming down Abbey Road from Dalton, turn left down Park Drive and continue after Aldi and proceed down Risedale Road and the property can be found on your right-hand side passed Industry Kitchen. The property can be found by using the following ''What Three Words''
https://what3words.com/smashes.daily.edit



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.