

FREEHOLD



106 NORTH ROW, BARROW-IN-FURNESS, LA13 0HQ

£165,000

FEATURES

- Traditional Style Sandstone Terrace
- Highly Sought-After Location
- Well Presented Throughout
- Gas CH System & uPVC DG Lounge & Dining Room
- Modern Kitchen
- Two Double Bedrooms & Bathroom
- Yard With Outbuilding
- Suitable For A Variety Of Buyers
- Early Inspection Advised



-  1
-  2
-  2
-  On Road Parking



Ideal opportunity to acquire a charming sandstone-built mid-terrace cottage, ideally positioned in the ever-popular Roose area of Barrow. The property enjoys a highly convenient location within a short walking distance of Roose Community Primary School and lies within the catchment area for the well-regarded Yarlside Academy. A range of local amenities are also close by, including family-friendly public houses, bus routes, the train station, and Tesco Metro. The current owners have tastefully updated the home, which now benefits from a modern kitchen and bathroom, gas central heating system, uPVC double glazing, and stylish contemporary décor throughout. The accommodation briefly comprises of a welcoming dining room, a comfortable lounge, and a modern fitted kitchen with a range of base and wall units and access to the rear yard. To the first floor, two well-proportioned double bedrooms and a stylish family bathroom. Externally, the property offers an enclosed rear yard with access to a useful store and rear service lane. Early inspection is strongly recommended to fully appreciate the location, presentation, and quality of accommodation on offer.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door and door to:

DINING ROOM

9' 9" x 13' 8" (2.97m x 4.17m)

Original style feature fireplace, modern décor, wood laminate flooring and radiator. Access to:

MID VESTIBULE

Stairs to first floor and door to:

STORE

5' 1" x 3' 4" (1.55m x 1.02m)

Complete with light and power points.

LOUNGE

11' 2" x 13' 8" (3.4m x 4.17m)

Multifuel burner style gas fire with slate plinth, brick surround and wooden mantle.

Modern décor, wood laminate flooring, understairs storage cupboard and uPVC double glazed window to the rear. Door to kitchen and door to:

KITCHEN

9' 3" x 7' 5" (2.82m x 2.26m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Gas cooker point, radiator and uPVC double glazed window to the rear. Wall mounted combination boiler for the heating and hot water systems and external door to rear yard.

FIRST FLOOR LANDING

Doors to all upper rooms.



BEDROOM

10' 0" x 14' 4" (3.05m x 4.37m)

Radiator and uPVC double glazed window to the front.

BEDROOM

8' 7" x 7' 11" (2.62m x 2.41m)

UPVC double glazed window to the rear and radiator.

BATHROOM

Three-piece suite comprising of WC, wash hand basin and bath with thermostatic shower above. Tiling, heated towel rail and uPVC double glazed window to the rear.

EXTERIOR

Enclosed yard with outbuilding.

OUTBUILDING

6' 4" x 15' 3" (1.93m x 4.65m)

Power point, plumbing for a washing machine, water tap and access to rear service lane.



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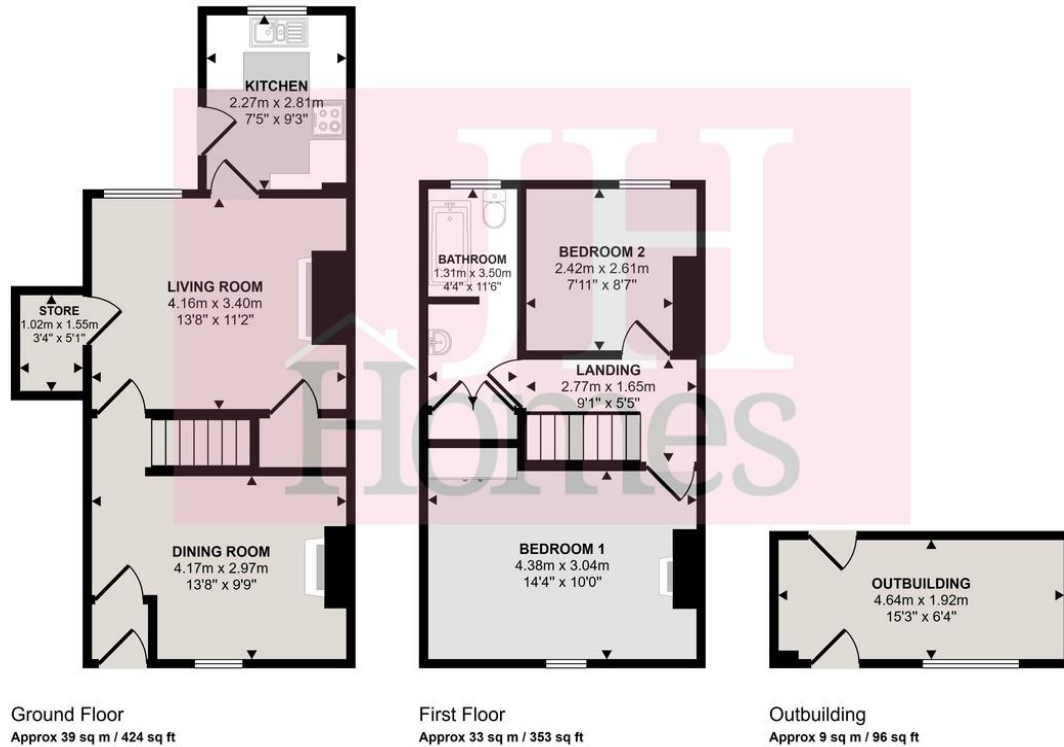
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Approx Gross Internal Area
81 sq m / 873 sq ft



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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

On entering Barrow via Abbey Road from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, past Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout turn right into Rampside Road, then your first left into North Row.

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

<https://w3w.co/rental.robots.push>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 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.

