

FREEHOLD



WORDSWORTH STREET, BARROW-IN-FURNESS, LA14 5RF

£90,000

FEATURES

Realistically Priced Mid
Terrace

Convenient Location

Close To Town Centre &
Train Station

Gas CH System & UPVC DG

Family Bathroom

Lounge & Dining Room

Modern Kitchen

Two Double Bedrooms

Suitable For A Variety
Of Buyers

No-Chain Involved



1



2



2



On Road
Parking



Charming, traditional terraced home offering well-proportioned accommodation, including two reception rooms, fitted kitchen, modern bathroom suite and two double bedrooms. Complete with gas central heating system, double glazing and on street parking. Ideally situated within easy reach of the town centre, local amenities and transport links, the property offers a practical and well-located home with scope for a purchaser to add their own style and personal touches. An appealing opportunity for first-time buyers, investors or those seeking a property with potential.

Entered through a PVC door with glazed inserts into:

LOUNGE

11' 7" x 9' 10" (3.54m x 3.01m)
UPVC double glazed window to front, radiator and door to:

INNER HALL

Stairs to first floor and door to:

DINING ROOM

11' 7" x 11' 10" (3.55m x 3.63m)
Decorative fireplace with contemporary surround, uPVC double glazed window to rear, radiator and under stairs storage. Open doorway to:

KITCHEN

5' 6" x 9' 7" (1.69m x 2.93m)
Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer with Swan neck mixer tap over and tiled splash backs. Integrated electric oven and hob with cooker hood over. Space and plumbing for washing machine and fridge/freezer. Wall mounted combination boiler for the hot water and heating system. UPVC double glazed window, tiled flooring and external door to rear yard.

FIRST FLOOR LANDING

Doors to two bedrooms.

BEDROOM

11' 8" x 9' 10" (3.57m x 3.02m)
Double room with radiator and uPVC double glazed window to front.

BEDROOM

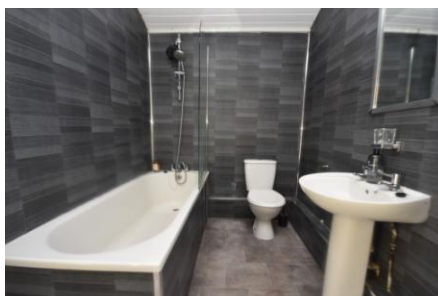
11' 8" x 11' 9" (3.57m x 3.60m)
Further double room with radiator and uPVC double glazed window to rear. Door to:

BATHROOM

Fitted with a white suite comprising of panelled bath with overhead shower and glass screen, WC and pedestal wash hand basin. Wall and floor tiling and uPVC double glazed window to side.

EXTERIOR

Enclosed rear yard with access to rear service lane.



Ground Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



Total area: approx. 65.3 sq. metres (702.6 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: Mains drainage, gas, water and electric are all connected.

DIRECTIONS:

Entering Barrow via Abbey Road, turn right into Holker Street, near Barrow Train Station. Take your first left onto Dryden Street and take your first right into Wordsworth Street 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/values.rubble.orbit>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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.

