

FREEHOLD



12 SALTHOUSE GARDENS, BARROW-IN-FURNESS, LA13 9TU

£110,000

FEATURES

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| One Bedroomed End Terrace Mews | Allocated Parking Space |
| Sensibly Priced | Entrance Vestibule & Lounge/Dining Room |
| Suitable For A Variety Of Buyers | Kitchen Extension & Sun Room |
| Gas CH System & uPVC DG | L-Shaped Bedroom & Bathroom |
| Enclosed Garden To Rear | No-Chain Involved |



A sensibly priced one-bedroom extended end-terrace mews, ideally positioned in a quiet cul-de-sac within the popular and highly accessible Barrow town centre. The property is within easy walking distance of a wide range of amenities, including local shops, public houses, restaurants, regular bus routes, Barrow train station, and the area's largest employer, BAE Systems. The accommodation comprises of an entrance vestibule leading into a spacious open-plan living and dining area, a modern fitted kitchen, and a bright sun room with direct access to the enclosed rear garden. To the first floor, there is a generously sized L-shaped bedroom and a well-appointed bathroom. The property benefits from a gas central heating system and uPVC double glazing throughout. Externally, there is an enclosed rear garden and an allocated parking space. Offering comfortable living with attractive presentation and décor, this home is well suited to a range of buyers, including first-time purchasers.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door and door to:

LOUNGE/DINING ROOM

14' 1" x 16' 5" (4.29m x 5m)

Coal effect gas fire with marble effect back and plinth, radiator, understairs storage and cupboard housing combination boiler for the heating and hot water system. Stairs to the first floor, uPVC double glazed window to the front and PVC door with matching side panel to sun room. Door to:

KITCHEN

7' 1" x 7' 5" (2.16m x 2.26m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to rear garden, gas cooker point, space for slimline top loading washing machine and space for a fridge/freezer.

SUN ROOM

7' 1" x 8' 8" (2.16m x 2.64m)

Double glazed sliding patio doors to the rear garden.

FIRST FLOOR LANDING

Doors to bedroom and bathroom.

BEDROOM

14' 3" x 11' 11" (4.34m x 3.63m) max

L-shaped room with duel aspect uPVC double glazed window to the front and rear plus a radiator.



BATHROOM

Three-piece suite comprising of a WC, wash hand vanity basin and bath with shower above. Tiling, uPVC double glazed window to the rear and storage cupboard.

EXTERIOR

Low maintenance gardens to front and side, enclosed garden to rear laid mostly to lawn and an allocated parking space.



Ground Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



First Floor

Approx. 21.6 sq. metres (232.9 sq. feet)



Total area: approx. 57.0 sq. metres (614.0 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Entering Barrow via Abbey Road towards Ramsden Square, turn left into Rawlinson Street and continue to the end of the road. Turn left onto Salhouse Road and after a short while continue into Roose Road. Turn right into Salhouse Road at the crossroads with Friars Lane and first left into Salhouse Gardens.

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

<https://w3w.co/corn.crisp.tame>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 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.

