

FREEHOLD



34 SHAKESPEARE STREET,
BARROW-IN-FURNESS,
LA14 5RE

£125,000

FEATURES

Superior Forecourted Mid
Terrace

Rare Purchase Opportunity

Early Inspection Strongly
Advised

Gas CH System & uPVC DG

Bay Windowed Lounge &
Dining Room

Modern Kitchen & Cellar

Two Double Bedrooms &
Bathroom

Popular Accessible
Location

Suitable For A Variety Of
Buyers

No-Chain Involved



On Road
Parking



A rare opportunity to acquire a sensibly priced and well-presented two-bedroom, forecourted mid-terrace home, ideally situated in the popular and accessible area of Hindpool, close to Barrow town centre. The property is conveniently located within walking distance of a range of local amenities, including shops, schools, regular bus routes, and Barrow train station. The accommodation briefly comprises of two separate reception rooms, an excellent fitted kitchen, and a useful cellar. To the first floor, there is a full-width main bedroom, a second bedroom with a fitted cupboard, and a modern family bathroom. The property benefits from a gas central heating system and uPVC double glazing throughout, and is attractively presented with tasteful décor, wood laminate flooring to the two reception rooms; offering a comfortable and welcoming home. Suitable for a variety of buyers including first-time purchasers, buy-to-let investors, or those looking to downsize, this property represents an excellent opportunity. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Entrance door, door to reception room two and stairs to the first floor.

BAY WINDOWED RECEPTION ONE

Coal effect living flame gas fire with chrome trim, marble effect back and plinth with feature surround. Wood laminate flooring, radiator and uPVC double glazed window to the front. Open to:

RECEPTION TWO

UPVC double glazed external door to the rear yard, wood laminate flooring and radiator.
Door to:

MID VESTIBULE

Door to cellar. Open to:

KITCHEN

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to the side, four-ring gas hob, electric oven, plumbing for a washing machine, space for a fridge/freezer and wall mounted combination boiler for the heating and hot water systems.

CELLAR

Storage area complete with light and power points.

FIRST FLOOR LANDING

Doors to two bedrooms and a bathroom.

BEDROOM

Two uPVC double glazed window to the front and radiator.



BEDROOM

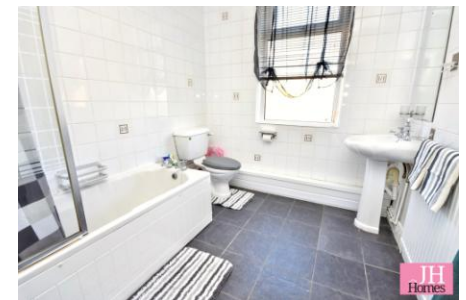
Radiator, uPVC double glazed window to the rear and storage cupboard.

BATHROOM

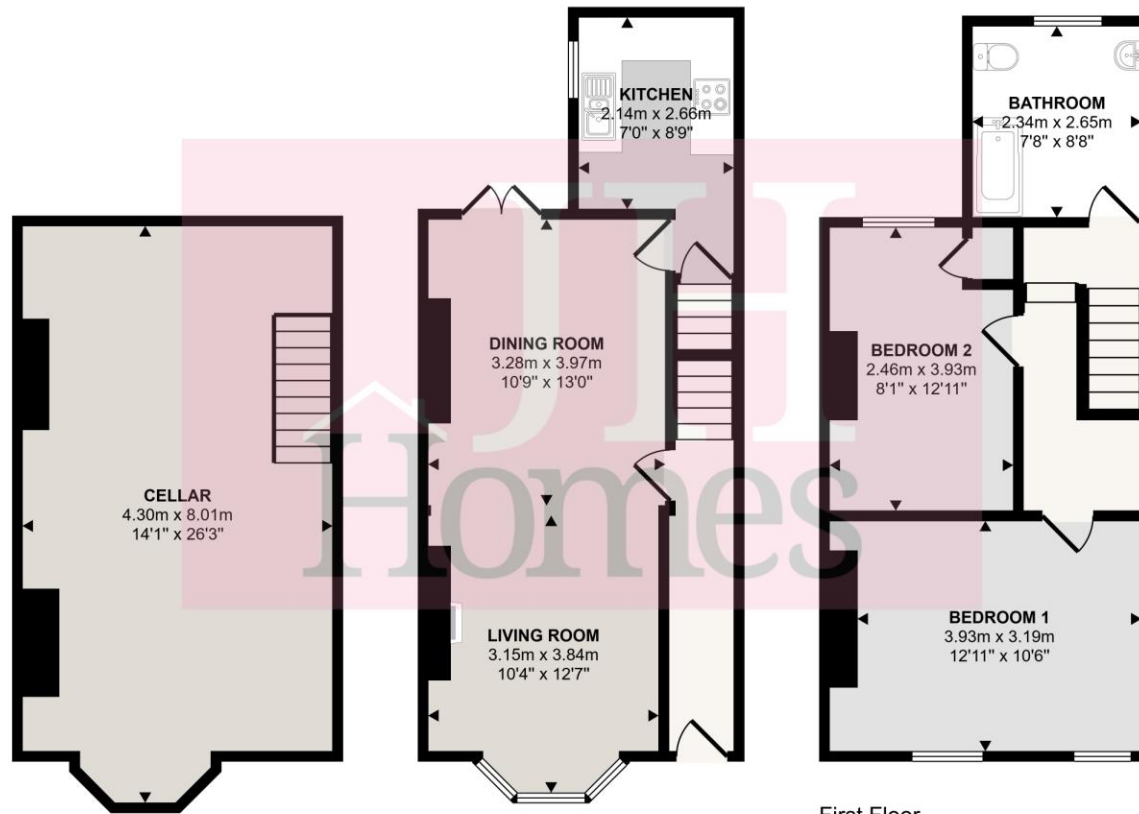
Modern three-piece suite in white comprising of a WC, wash hand basin and bath with shower above. Tiling to the walls, radiator and uPVC double glazed window to the rear.

EXTERIOR

Yard to the rear with access to the rear service lane.



Approx Gross Internal Area
108 sq m / 1163 sq ft



Cellar
Approx 32 sq m / 349 sq ft

Ground Floor
Approx 38 sq m / 408 sq ft

First Floor
Approx 38 sq m / 407 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.

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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, turning right into Holker Street. Take your second left into Milton Street and left again into Shakespeare Street.

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

<https://w3w.co/hopes.duke.cups>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 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.