

FREEHOLD

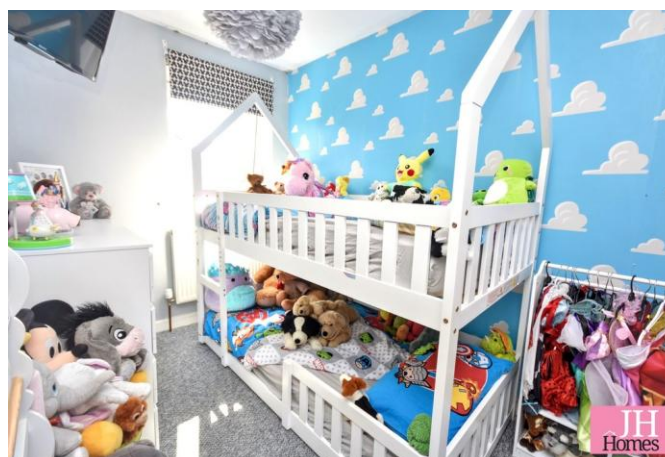


# 8 SALTHOUSE GARDENS, BARROW-IN-FURNESS, LA13 9TU

## £140,000

### FEATURES

- Sensibly Priced End Terrace Mews
- Fitted Kitchen
- Enclosed Rear Garden
- Gas CH System
- UPVC Double Glazing
- Conservatory
- Entrance Vestibule & Open-Plan Lounge
- Two Bedrooms & Luxury Bathroom
- Suitable For A Variety Of Buyers & Chain Free
- Early Inspection Advised



Sensibly priced two-bedroom, end terrace mews with large rear garden situated in a quiet cul-de-sac in this popular, accessible location in Barrow town centre. Within walking distance to amenities including local shops, public houses, restaurants, regular bus routes, Barrow train station and the largest employer in the area, BAE Systems. Comprising of entrance vestibule, open plan lounge, kitchen and conservatory with access to rear garden. To the first floor, bedrooms, bathroom and over-stairs storage. Complete with gas central heating system and uPVC double glazing, this property is chain free and suited to a range of buyers including the first-time buyer and offers a lovely, comfortable home with enclosed rear garden and attractive presentation throughout.

Accessed through PVC door into:

#### **ENTRANCE VESTIBULE**

Entrance door, uPVC double glazed window to side and door to:

#### **LOUNGE**

*13' 11" x 12' 3" (4.24m x 3.73m)*

Radiator, uPVC double glazed window to front and stairs to first floor. Door to:

#### **KITCHEN/DINING ROOM**

*10' 0" x 12' 11" (3.05m x 3.94m)*

Fitted with a range of base, wall and drawer units with wood worktop over incorporating one and a half bowl sink with mixer tap and splash back tiling. Plumbing for washing machine, electric cooker point, space for fridge/freezer and breakfast table. UPVC double glazed windows to conservatory and radiator. Open to:

#### **CONSERVATORY**

*7' 9" x 12' 1" (2.36m x 3.68m)*

UPVC double glazed windows, radiator and double glazed sliding patio doors to rear garden.

#### **FIRST FLOOR LANDING**

Doors to bedrooms and bathroom.

#### **BEDROOM**

*10' 5" x 12' 3" (3.18m x 3.73m)*

Radiator and uPVC double glazed window to front.

#### **BEDROOM**

*10' 2" x 6' 4" (3.1m x 1.93m)*

UPVC double glazed window to rear, over stairs storage cupboard and radiator.

## BATHROOM

Three-piece suite comprising of WC, wash hand basin and bath with shower and screen. Heated towel rail, tiling, wood laminate flooring and uPVC double glazed window to rear.

## EXTERIOR

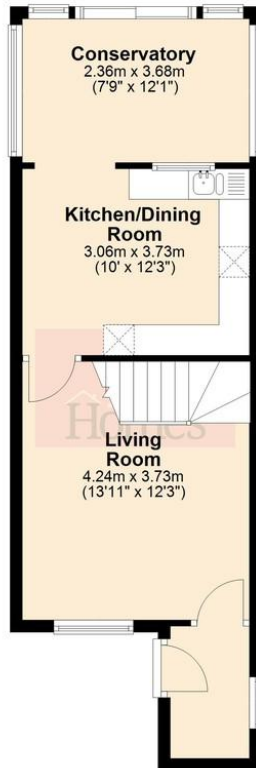
Low maintenance garden to front, double gate and hard standing with access to enclosed rear garden laid mostly to lawn.



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**Ground Floor**  
 Approx. 39.6 sq. metres (426.4 sq. feet)



**First Floor**  
 Approx. 27.6 sq. metres (297.4 sq. feet)



Total area: approx. 67.2 sq. metres (723.8 sq. feet)

**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 Salthouse Road and after a short while continue into Roose Road. Turn right into Salthouse Road at the crossroads with Friars Lane and first left into Salthouse Gardens.

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

<https://w3w.co/gains.lanes.trip>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.

