

FREEHOLD



46 WESTGATE ROAD, BARROW-IN-FURNESS, LA14 5AJ

£125,000

FEATURES

Well Presented Mid Terrace
Suitable For A Variety Of
Buyers

Gas CH System & uPVC DG
Lounge, Dining Room &
Kitchen

Traditional Style Features
Maintained

Close To Town Centre

Close To Local Amenities

Early Inspection Advised

No-Chain Involved

Two Bedrooms & Bathroom
(Landing Access)



On Road
Parking



Well-presented terraced home ideally situated in a highly popular and convenient location, offering deceptive accommodation and an enclosed rear yard. Further benefits include uPVC double glazing, a gas-fired central heating system and accommodation briefly comprises of an entrance vestibule, welcoming hallway, elegant lounge, dining room, and kitchen. To the first floor are two generously sized bedrooms, including full-width bedroom one together with a bathroom. Early internal viewing is highly recommended to fully appreciate, and the property enjoys a convenient position close to a range of local amenities including shops, a Co-op store, regular bus routes to Barrow town centre and Furness General Hospital, as well as public houses, takeaways, Barrow train station, and Barrow Park all within easy walking distance.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door and door to:

HALLWAY

Door to dining room and stairs to first floor.

LOUNGE

11' 8" x 10' 6" (3.56m x 3.2m)

Coal effect living flame gas fire set in original style surround, uPVC double glazed bay window to the front, traditional style décor, wood laminate flooring and a radiator. Open to:

DINING ROOM

12' 9" x 10' 8" (3.89m x 3.25m)

UPVC French style double glazed double doors to the rear yard, traditional décor, wood laminate flooring and a radiator. Door to:

MID VESTIBULE

Understairs storage and open doorway to:

KITCHEN

8' 8" x 7' 10" (2.64m x 2.39m)

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. Three uPVC double glazed windows to side and rear, recess tiling, gas hob, extractor hood, electric oven and plumbing for a washing machine.

FIRST FLOOR LANDING

Storage cupboard with loft access and doors to all upper rooms.

BEDROOM

11' 7" x 14' 0" (3.53m x 4.27m)

UPVC double glazed window to the front, traditional style décor and radiator.

BEDROOM

13' 0" x 8' 3" (3.96m x 2.51m)

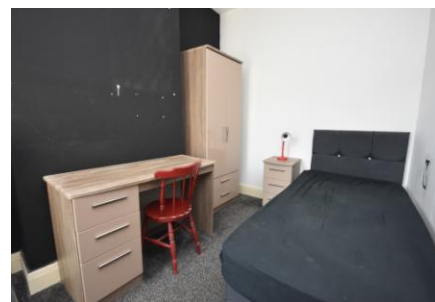
Radiator and uPVC double glazed window to the rear.

BATHROOM

Three-piece suite in white comprising of WC, wash hand basin and bath with shower above. UPVC double glazed window to the rear and cupboard housing combination boiler for the heating and hot water system.

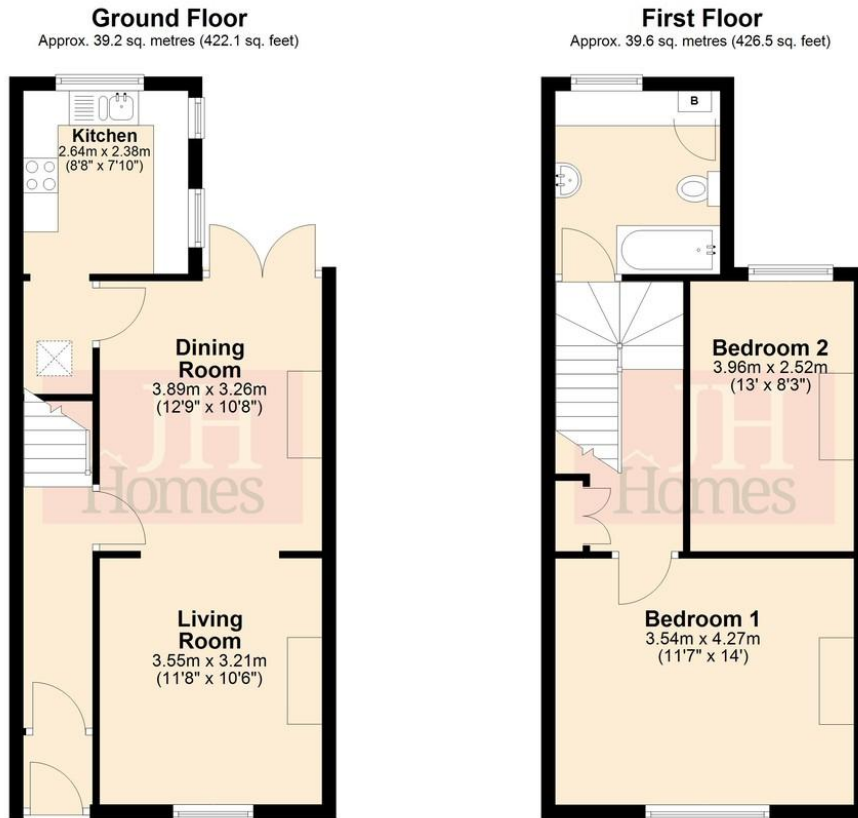
EXTERIOR

Yard to rear with access to rear service lane.



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Total area: approx. 78.8 sq. metres (848.5 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:

On entering Barrow along Abbey Road from Mill Brow roundabout, pass through The Strawberry traffic lights and a pelican crossing, plus two further traffic lights. Turn right into West View Road and at the junction with Settle Street turn left, then turn right into Westgate Road. The property can be found by using the following "What Three Words": <https://w3w.co/soak.fonts.punt>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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.

