

FREEHOLD



16 HARROGATE STREET, BARROW-IN-FURNESS, LA14 5JE

£122.000

FEATURES

Well Presented Mid
Terrace

Highly Popular Location

Early Inspection Strongly
Advised

Gas CH System & UPVC DG

Hallway & Two Reception
Rooms

Modern Fitted Kitchen

Two Bedrooms

Luxury Bathroom

Yard With Astroturf &
Outbuilding

Ideal FTB



On Road
Parking



Well presented two-bedroom mid-terrace home, sensibly priced and ideally situated within this popular and accessible area of Barrow. Within walking distance of a range of local amenities, including shops, public houses, restaurants, regular bus routes and Barrow Train Station, this attractive property would make an ideal home for a first-time purchaser, rental investor or those looking to downsize. Comprising of two separate reception room and an excellent fitted kitchen to the ground floor with two bedrooms, one of which the full width of the property and a modern family bathroom. Externally, the property enjoys a pleasant enclosed rear yard, complete with artificial grass and useful storage shed benefiting from both light and power. Complete with a gas central heating system and uPVC double glazing with attractive style with tasteful décor throughout. Offering comfortable and well-maintained accommodation in a convenient location, this is a home that is likely to appeal to a wide range of buyers. Early internal viewing is highly recommended.

Accessed through PVC door with glazed inserts into:

ENTRANCE HALLWAY

Stairs to first floor and door to dining room.

DINING ROOM

12' 4" x 10' 1" (3.76m x 3.07m)

UPVC double glazed window to rear, radiator and understairs cupboard. Door to kitchen and open to:

LOUNGE

10' 7" x 9' 7" (3.23m x 2.92m)

Electric fire with feature surround and uPVC double glazed window to front.

KITCHEN

7' 7" x 6' 11" (2.31m x 2.11m)

Fitted with a modern range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer and contemporary tiled splash backs. Integrated electric oven with four-ring gas hob and cooker hood over and uPVC double glazed window to side. External door to rear yard.

FIRST FLOOR LANDING

Door to two bedrooms and bathroom.

BEDROOM

10' 7" x 13' 3" (3.23m x 4.04m)

Full width, double room with radiator and uPVC double glazed window to front.

BEDROOM

12' 3" x 7' 8" (3.73m x 2.34m)

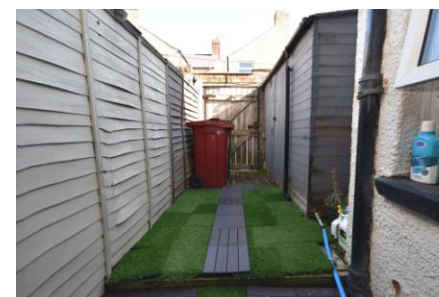
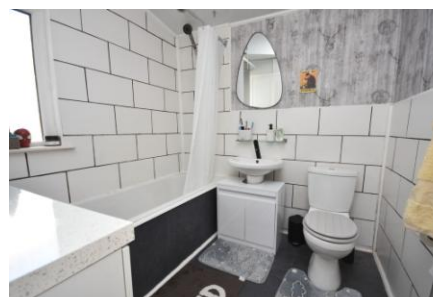
Good sized single room with uPVC double glazed window to rear and radiator.

BATHROOM

Fitted with a white three-piece suite comprising of panelled bath with shower over, wash hand basin and low-level WC. Tiling to walls, floor tiling and uPVC double glazed window to side.

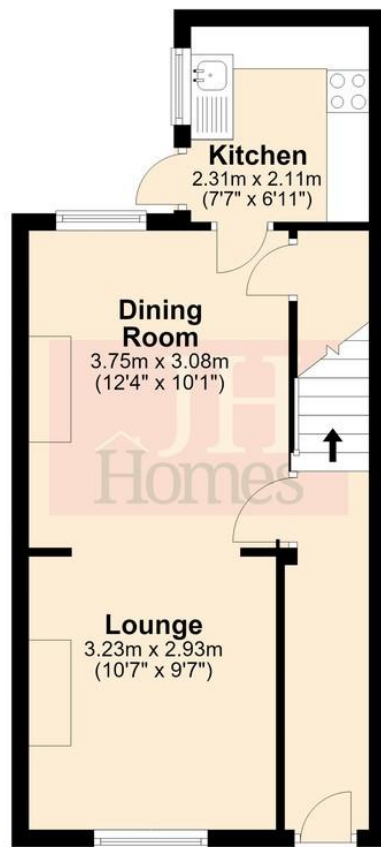
EXTERIOR

Yard to rear with astroturf and outbuilding and access to the rear service lane.



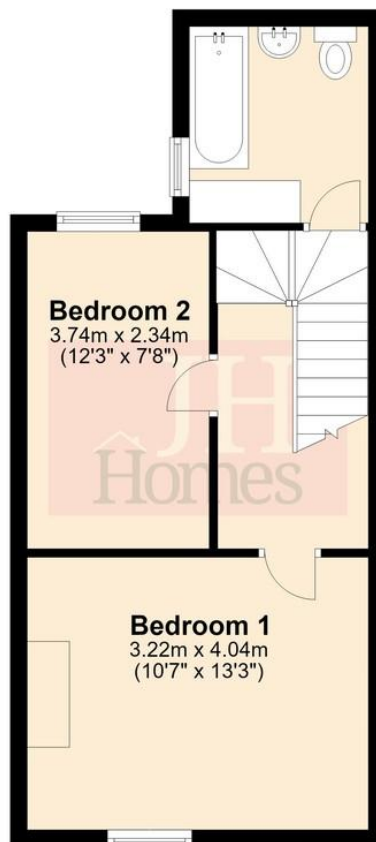
Ground Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 68.0 sq. metres (731.7 sq. feet)

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01229 445004

contact@jhhomes.net

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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, turn right at the Strawberry traffic lights into Hawcoat Lane. Take your second left into Oxford Street and continue over the roundabout, turning right after Victoria school into Matlock Road. Follow the road into Harrogate Street and continue almost the full length of the street where you can then find the property on your left hand side. The property can be found by using the following 'What Three Words' <https://w3w.co/term.empire.verge>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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.

