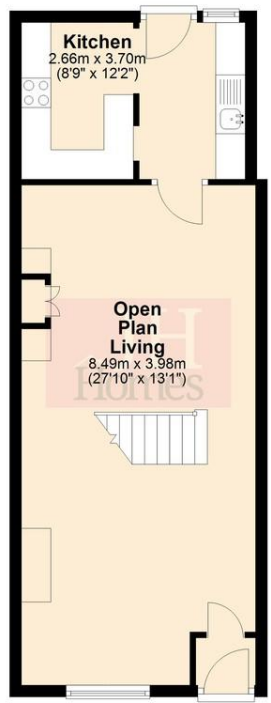
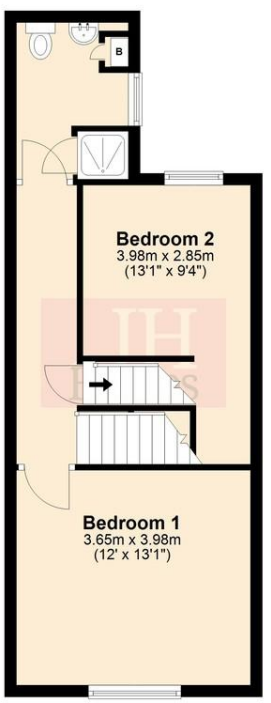


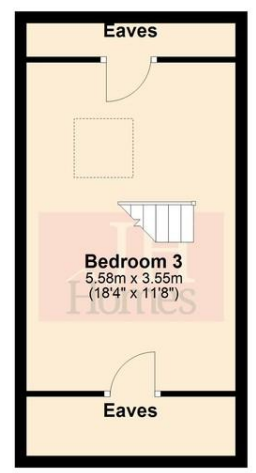
Ground Floor
Approx. 44.3 sq. metres (476.7 sq. feet)



First Floor
Approx. 40.7 sq. metres (438.3 sq. feet)



Room in Roof
Approx. 26.1 sq. metres (280.8 sq. feet)



Total area: approx. 111.1 sq. metres (1195.8 sq. feet)

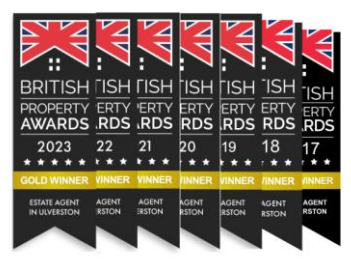
DIRECTIONS

Entering Barrow Island via Michealson Bridge, turn right at the roundabout onto Bridge Road and first right into Ferry Road. Turn right into Cameron Street and it can be found on your right hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/forced.page.cakes>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected



Estate Agency Act 1979
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.




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**16 Cameron Street,
Barrow-in-Furness, LA14 2PY**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Fantastic investment opportunity to acquire a traditional three-bedroomed mid terrace house situated in this popular, accessible location of Barrow Island, close to Barrow town centre and within walking distance to the largest employer in the area; BAE Systems. Local amenities including shops, schools, regular bus routes and Barrow train station. Comprising of open-plan lounge/dining room, modern fitted kitchen, shower room and three good sized bedrooms, with the third being a "room in roof". Complete with uPVC double glazing and combination boiler for central heating and domestic hot water system. This property is suited to a range of buyers, particularly the investor. It offers a lovely, comfortable home with pleasant presentation and décor throughout, early viewing is highly recommended.



Accessed through PVC door into:

VESTIBULE

Entrance door. Door to:

OPEN PLAN LOUNGE/DINING ROOM

27' 10" x 13' 1" (8.48m x 3.99m)

UPVC double glazed window to front, dado rail and two radiators. Electric fire with marble effect back and plinth and pine-stained surround. Wood laminate flooring, wall light points and stairs to first floor. Door to:

KITCHEN

8' 9" x 12' 2" (2.67m x 3.71m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink and drainer. Gas hob, electric oven,

recess tiling and plumbing for washing machine. Radiator, space for fridge/freezer and uPVC external door with matching side pane to rear yard.

FIRST FLOOR LANDING

Doors to bedrooms and shower room. Door and stairs to bedroom/room in roof.

BEDROOM

13' 1" x 12' 0" (3.99m x 3.66m)

Radiator and uPVC double glazed window to front.

BEDROOM

13' 1" x 9' 4" (3.99m x 2.84m)

Understairs storage, uPVC double glazed window to rear and radiator.



SHOWER ROOM

Three piece suite comprising of WC, wash hand basin and shower cubicle. Cupboard housing combination boiler for heating and hot water system and uPVC double glazed window to side.

BEDROOM THREE/ROOM IN ROOF

18' 4" x 11' 8" (5.59m x 3.56m)

Roof window to rear, eaves storage space and radiator.

EXTERIOR

Yard with access to rear service lane.

