

FREEHOLD



13 POTTERY STREET, BARROW-IN-FURNESS, LA14 2AX

£138,000

FEATURES

- | | |
|---------------------------------|----------------------------------|
| Superior End Of Terrace | Fitted Kitchen/Dining/Sun Room |
| Convenient Town Centre Location | Three Double Bedrooms |
| Well Presented Throughout | Luxury Bathroom |
| Gas CH System & UPVC DG | Suitable For A Variety Of Buyers |
| Lounge & Dining Room | No-Chain Involved |



1



2



3



On Road
Parking



Tastefully modernised throughout, the home features contemporary fixtures and fittings. With stylish decor and modern lighting, creating a welcoming home that is ready to move straight into. The well-planned accommodation briefly comprises of a comfortable lounge, a separate dining room, with an impressive fitted kitchen that opens into a dining and sun room. Providing a superb open-plan living space ideal for both everyday family life and entertaining. To the first floor are three generously proportioned double bedrooms. Together with a luxurious four-piece family bathroom accessed from the landing. Further benefits include uPVC double glazing throughout, with a gas central heating system powered by a combination boiler to ensure comfort and energy efficiency. Offering generous living accommodation with excellent presentation and a highly convenient location, this attractive property will appeal to first-time buyers, growing families, buy-to-let investors and those looking to upsize. Early viewing is strongly recommended to fully appreciate everything this excellent home has to offer.

Accessed through a PVC door into:

LOUNGE

11' 8" x 13' 11" (3.56m x 4.24m)max

UPVC double glazed window to the front, radiators and modern decor complement the space, which also features wood laminate flooring, with access to the door and staircase leading to the first floor. Open to:

DINING ROOM

12' 2" x 10' 10" (3.71m x 3.3m)

Two uPVC double glazed windows to the side, plus understairs storage and wood laminate flooring. Door to:

KITCHEN/DINING/SUN ROOM

12' 9" x 14' 1" (3.89m x 4.29m) widest points

Fitted with a range of high gloss white base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap, chrome handles, and contrasting splash back tiling. Integrated electric oven and gas hob with cooker hood over and integrated dishwasher. Space for fridge freezer, two uPVC double glazed windows to rear, under floor heating, wall mounted combination boiler for the hot water and heating system and double glazed sliding patio doors leading out to the rear yard.

FIRST FLOOR LANDING

Provides access to all upper rooms.

BEDROOM

12' 2" x 10' 3" (3.71m x 3.12m)

Radiator and uPVC double glazed window to the front.

BEDROOM

12' 2" x 7' 3" (3.71m x 2.21m)

UPVC double glazed window to rear and radiator.

BEDROOM

12' 1" x 6' 11" (3.68m x 2.11m)

Radiator and uPVC double glazed window to front.



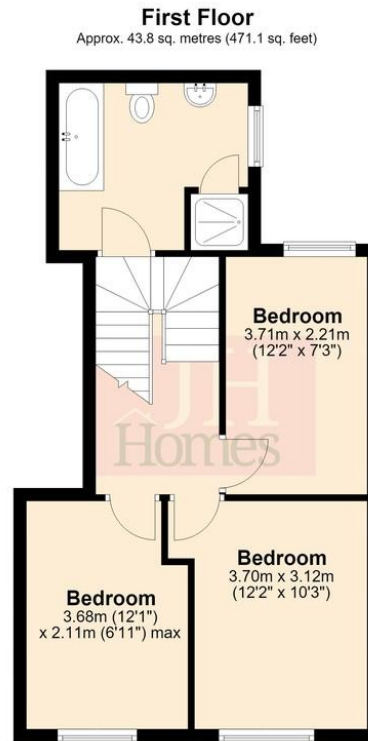
BATHROOM

Modern white four-piece suite comprising of WC, bath, shower cubicle and wash hand basin. Tiled walls, tiled flooring with underfloor heating, heated towel rail and uPVC double glazed window to side.

EXTERIOR

Enclosed rear yard provides a useful outdoor space with room for seating and potted plants. Offering a low maintenance area to enjoy and brings a practical addition to the property.





Total area: approx. 91.7 sq. metres (986.8 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Services include gas, water, drainage and electric

DIRECTIONS:

Entering Barrow via Abbey Road towards Ramsden Square, turning left at the traffic lights at the Duke of Edinburgh onto Rawlinson Street. Then turn left onto Crellin Street and follow the road round until it continues onto Marsh Street. Turn left at the crossroads of Lumley Street, and right onto Pottery Street and the property is on your right-hand side. The property can be found by using the following "What Three Words":

<https://w3w.co/smart.magma.veal>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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.

