

FREEHOLD



36 FIFE STREET, BARROW-IN-FURNESS, LA13 9BU

£135,000

FEATURES

- | | |
|---|------------------------------|
| Well Presented Mid Terrace | Hallway & Lounge |
| Ideal Young Family Home Buyer | Dining Room & Modern Kitchen |
| Popular Cul-De-Sac Location | Three Double Bedrooms |
| Gas CH System & UPVC DG | Luxury Bathroom |
| Many Original Style Features Maintained | Ealy Inspection Advised |



Well maintained by the current owner, this attractive mid-terrace property has been thoughtfully updated to provide modern and comfortable family living. Ideally suited to young families, the accommodation comprises of entrance hallway, lounge, dining room and well appointed kitchen to the first floor with three bedrooms and family four piece bathroom suite to the first floor. Externally, the property benefits from a low-maintenance rear yard with access to a useful store, providing excellent additional storage and housing the combination boiler. Further benefits include a gas central heating system and uPVC double glazing throughout. Situated within a desirable cul-de-sac location, this charming and spacious home represents an excellent opportunity for families seeking a well-presented property offering comfort, convenience and modern style.

Early viewing is highly recommended to fully appreciate the accommodation and features on offer.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Door to:

HALL

Door to dining room and stairs to first floor.

LOUNGE

12' 5" x 10' 8" (3.78m x 3.25m)

Featuring a contemporary inset gas fire set within a stylish black tiled surround, complemented by a contrasting metallic-effect inner frame, radiator and uPVC double glazed window to front. Open to:

DINING ROOM

13' 0" x 11' 0" (3.96m x 3.35m)

uPVC French style double glazed window to rear yard, wood effect laminate flooring and radiator.

Door to:

REAR VESTIBULE

Understairs storage cupboard and open doorway to:

KITCHEN

11' 10" x 8' 3" (3.61m x 2.51m)

Fitted with an extensive range of cream Shaker-style base, wall and drawer units with black work surface over incorporating stainless steel sink and drainer with mixer tap and matching splash backs. Integrated oven and hob with cooker hood over and built in microwave. Slate effect tiled floor, recessed ceiling spot lights and uPVC double glazed window to side. External door to rear yard.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom.

BEDROOM

14' 3" x 12' 5" (4.34m x 3.78m)

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

BEDROOM

13' 0" x 8' 10" (3.96m x 2.69m)

Further double room with radiator and uPVC double glazed window to rear.

BEDROOM

10' 7" x 8' 3" (3.23m x 2.51m)

Single room with uPVC double glazed window to rear and radiator.



BATHROOM

Stylish four-piece suite in white comprising of WC, shower cubicle, wash hand basin and bath. UPVC double glazed window to side.

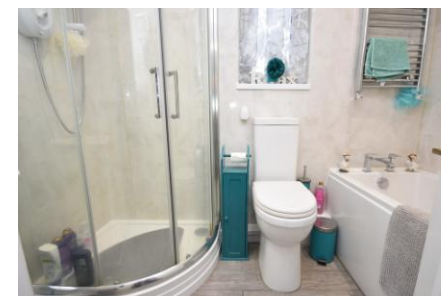
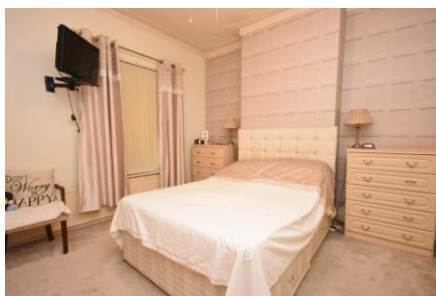
EXTERIOR

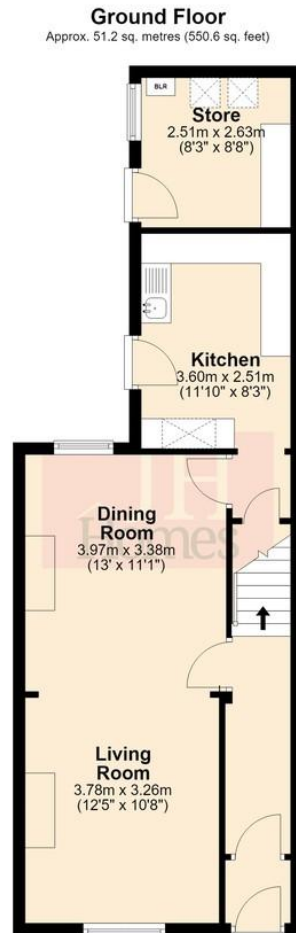
Enclosed rear yard with access to rear service lane and door to:

STORE

8' 3" x 8' 8" (2.51m x 2.64m)

Window, space for chest freezer and space and plumbing for washing machine. Wall mounted combination boiler for the hot water and heating system.





Total area: approx. 101.3 sq. metres (1089.9 sq. feet)

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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 from Dalton via Abbey Road, continue through two sets of traffic lights and a pelican crossing and after Barrow Park, turn left into Park Avenue. At the junction with Greengate Street turn left and left again into Fife Street where the property can be found on your left-hand side. The property can be found by using the following "What Three Words" <https://w3w.co/member.dart.tent>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 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.

