

FREEHOLD



38 ST. VINCENT STREET, BARROW-IN-FURNESS, LA14 2NR

£85,000

FEATURES

Two-Bedroom, Three-Storey
Terrace

Convenient Town Centre
Location

Gas CH System

uPVC DG

Suitable For A Variety Of
Buyers

Two Reception Room &
Kitchen

Two Bedrooms &
Bathroom

Versatile Room In
Roof/Loft Room

Early Inspection Advised

No-Chain Involved



On Road
Permit
Parking



This sensibly priced and well-presented two-bedroom, three-storey mid-terrace home, with the added benefit of a versatile loft room, is ideally situated in the popular and highly convenient Barrow town centre. The property is within easy walking distance of a wide range of local amenities, including shops, public houses, restaurants, regular bus services, Barrow railway station, and the area's largest employer, BAE Systems. The accommodation briefly comprises of two separate reception rooms and a fitted kitchen to the ground floor. To the first floor there is a full-width principal bedroom, a second bedroom, and a family bathroom, while a useful loft room is accessed directly from the landing and offers a variety of potential uses, subject to individual requirements. The property benefits from uPVC double glazing and a gas-fired central heating system throughout, providing comfortable and energy-efficient living accommodation. Suitable for a variety of purchasers, including first-time buyers, buy-to-let investors, and those looking to downsize, this property represents an excellent opportunity to acquire a home in a convenient central location. Early viewing is recommended. Vacant possession is available, with no onward chain.

Accessed through a PVC door into:

RECEPTION ROOM ONE

9' 9" x 13' 0" (2.97m x 3.96m)

Entrance door, uPVC double glazed window to front, wood laminate flooring and radiator. Open to:

MID VESTIBULE

Stairs to first floor and door to:

RECEPTION ROOM TWO

10' 5" x 13' 0" (3.18m x 3.96m)

UPVC double glazed window to rear, wood laminate flooring and radiator. Door to:

KITCHEN

8' 4" x 6' 8" (2.54m x 2.03m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to the side, electric cooker point, wall mounted combination boiler for the heating and hot water system, plus external door to the rear yard.

FIRST FLOOR LANDING

Access to two bedrooms and bathroom, plus staircase to room in roof.

BEDROOM

9' 9" x 13' 0" (2.97m x 3.96m)

Radiator and uPVC double glazed window to front.

BEDROOM

8' 3" x 6' 7" (2.51m x 2.01m)

UPVC double glazed window to the rear and radiator.

BATHROOM

Modern three-piece suite comprising of WC, wash hand basin and bath with shower above, plus uPVC double glazed window to the rear.

ROOM IN ROOF

15' 6" x 11' 10" (4.72m x 3.61m)

Roof window and radiator.

EXTERIOR

To the rear is a fully enclosed yard plus pedestrian door to rear service lane.



Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

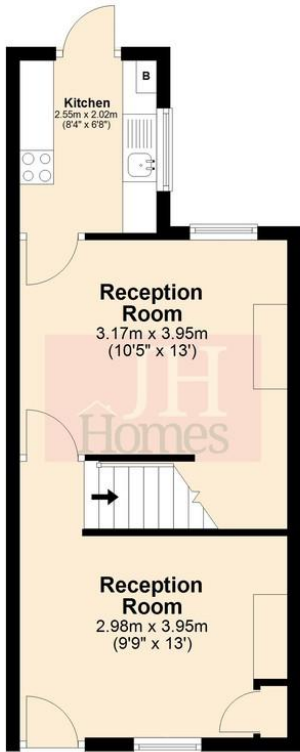
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

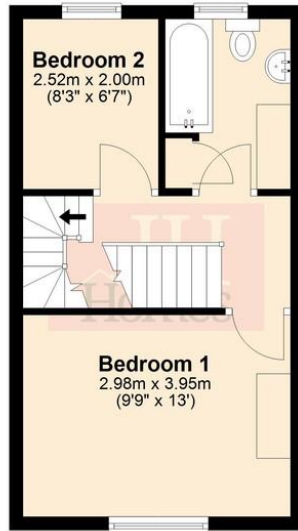
Proceeding down Abbey Road, over Ramsden Square roundabout and left at the following roundabout onto Hindpool Road, take your third left into St. Vincent Street.

The property can also be found by using the following "What Three Words"
<https://w3w.co/trio.vase.cities>

Ground Floor
Approx. 34.4 sq. metres (370.1 sq. feet)



First Floor
Approx. 28.4 sq. metres (306.0 sq. feet)



Room in Roof
Approx. 17.0 sq. metres (183.3 sq. feet)



Total area: approx. 79.8 sq. metres (859.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	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.

