

FREEHOLD



39 KENDAL STREET, BARROW-IN-FURNESS, LA14 5HH

£145,000

FEATURES

Three Bedroomed
Forcourted Terrace
Highly Popular Location
Ideal Young Family/FTB
Gas CH System & UPVC
DG
Lounge & Dining Room

Fitted Kitchen
Three Good Sized
Bedrooms
Bathroom
Close To Shops,
Schools & Amenities
Early Inspection
Advised



1



2



3



On Road
Parking



Well-presented three-bedroom mid-terraced home is ideally situated in a popular and accessible location, within easy reach of Barrow Town Centre and within walking distance of a wide range of everyday amenities. These include local shops, public houses, regular bus services and Barrow Train Station, making the property particularly convenient for both commuters and those seeking easy access to the town centre. Combining contemporary presentation with attractive original-style features, creating a characterful yet comfortable home. Comprising of two open plan reception rooms and modern fitted kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. Externally, then seating and entertaining. Complete with a gas central heating system, uPVC double glazing, this attractive home would make an excellent purchase for a wide range of buyers, including first-time buyers, rental investors and those looking to downsize. Offering a superb combination of character, modern improvements and convenient location, this is a genuine ready-to-move-into property and an opportunity not to be missed. Early viewing is highly recommended. Forecourt garden to the front, whilst to the rear is an enclosed yard providing useful outdoor space with excellent potential for low maintenance.

Entered through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

HALL

Door to dining room and stairs to first floor.

DINING ROOM

11' 10" x 11' 1" (3.61m x 3.38m)

Rear-facing window, wood-effect flooring, attractive original-style detailing, with a selection of contemporary shelving and door to kitchen. Archway open to:

LOUNGE

11' 1" x 11' 0" (3.38m x 3.35m)

Beautifully presented and generously proportioned room featuring an impressive front-facing bay window, ornate coving and ceiling moldings and inset electric fire.

KITCHEN

13' 9" x 7' 6" (4.19m x 2.29m)

Fitted with a range of base, wall and drawer units, complemented by attractive wood-effect work surface over incorporating stainless steel sink and drainer with mixer tap and stylish grey metro-tiled splashbacks. Integrated electric oven and hob with cooker hood over and integrated microwave. Space and plumbing for washing machine and space for freestanding fridge/freezer. UPVC double glazed window, tiled flooring and external PVC door to rear yard.

FIRST FLOOR LANDING

Doors to all upper rooms, loft access and radiator.

BEDROOM

10' 11" x 14' 7" (3.33m x 4.44m)

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

BEDROOM

11' 10" x 8' 11" (3.61m x 2.72m)

UPVC double glazed window to rear and radiator.

BEDROOM

7' 7" x 7' 6" (2.31m x 2.29m)

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

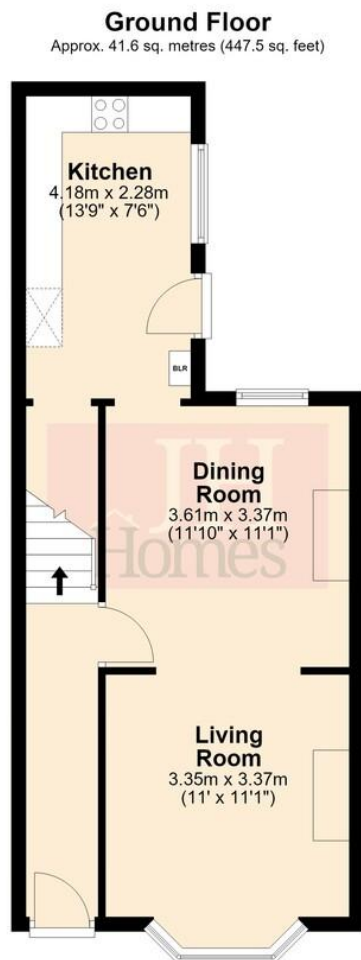
BATHROOM

Luxury three-piece suite in white comprising of WC, wash hand vanity basin and bath. UPVC double glazed window to side.

EXTERIOR

Forecourt to front and yard to rear with access to the rear service lane.





Total area: approx. 83.1 sq. metres (894.7 sq. feet)

Call us on
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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected

DIRECTIONS:

Entering Barrow from Dalton via Abbey Road, at the Strawberry traffic lights turn right into Hawcoat Lane and take your second left into Oxford Street. Continue straight on at the roundabout and after a short while turn left into Victoria Road and first right into Kendal Street where the property can be found on your right-hand side. The property can be found by using the following 'What Three Words' <https://w3w.co/decks.using.book>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 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.

