

FREEHOLD



16 DUMFRIES STREET, BARROW-IN-FURNESS, LA14 2DA

£100,000

FEATURES

Realistically Priced Mid-Terrace
Forecourt To Front & Yard To Rear

Convenient Town Centre Location

Gas CH System & UPVC DG

Lounge & Dining Room

Extended Kitchen

Two Double Bedrooms

Luxury Bathroom

Suitable For A Variety Of Buyers

Early Inspection Advised



1



2



2



On Road Parking



Realistically priced and beautifully presented throughout, this charming mid-terrace home has been thoughtfully modernised to create a stylish, comfortable and ready-to-move-into property, making it an excellent choice for first-time buyers, young families or those seeking an attractive investment opportunity. The property has been tastefully updated in recent years and benefits from uPVC double glazing and gas central heating system. Comprising of entrance vestibule, lounge, dining room and good sized kitchen to the ground floor with two bedrooms and a family bathroom to the first floor. Creating an open and sociable living space that is ideal for both everyday family life and entertaining guests. Externally, the home benefits from a traditional forecourt frontage, while to the rear is an enclosed yard providing a private, low-maintenance outdoor space with convenient access to the service lane. Situated in a convenient and well-established residential location, the property is within easy reach of local shops, schools, supermarkets, Barrow Town Centre and excellent transport links. It is also ideally positioned for access to BAE Systems, the area's largest employer, making this an appealing proposition for both owner-occupiers and investors alike. Offering spacious accommodation, stylish interiors and excellent value for money, this delightful home is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate everything this property has to offer.

ENTRANCE VESTIBUL

Door to:

LOUNGE

11' 2" x 14' 0" (3.4m x 4.27m)

Gas fire with feature surround, radiator and uPVC double glazed bay window to front. Door and stairs to first floor and open to:

DINING ROOM

12' 8" x 10' 10" (3.86m x 3.3m)

uPVC double glazed window to rear, gas fire with feature surround and radiator. Door to:

KITCHEN

14' 0" x 7' 8" (4.27m x 2.34m) widest points

Split into two rooms and fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, chrome handles and recess tiling. Space for fridge, space for oven, space for dryer and space and plumbing for washing machine. Wall mounted boiler for the hot water and heating system, two uPVC double glazed windows to side and external door to rear yard.

FIRST FLOOR LANDING

Doors to all upper rooms.

BEDROOM

11' 3" x 14' 0" (3.43m x 4.27m)

Full width double room with radiator and uPVC double glazed window to front.

BEDROOM

12' 6" x 9' 0" (3.81m x 2.74m)

Small double with uPVC double glazed window to rear and radiator.

BATHROOM

Stylish three piece suite in white comprising of WC, wash hand vanity basin and bath with shower over. UPVC double glazed window to rear and airing cupboard housing hot water tank.

EXTERIOR

Forecourt to front with access to front entrance door and enclosed rear yard with access to rear service lane.





Total area: approx. 82.8 sq. metres (891.0 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, water, gas and electric.

DIRECTIONS:

Entering Barrow from Dalton via Abbey Road, continue through two sets of traffic lights and a pelican crossing and at the next set of traffic lights, turn left into Rawlinson Street. Continue straight over at Greengate Street traffic lights and turn left into Ramsden Street. Turn left into Sutherland Street, and right into Dumfries 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/colleague.funny.every>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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.

