

FREEHOLD



67 NORFOLK STREET, BARROW-IN-FURNESS, LA14 5NU

£115,000

FEATURES

- | | |
|-------------------------|----------------------------------|
| Extended Mid Terrace | Two Double Bedrooms |
| Highly Popular Location | Jack & Jill Bathroom |
| Gas CH System & UPVC DG | Suitable For A Variety Of Buyers |
| Lounge & Dining Room | Walking Distance To Amenities |
| Fitted Kitchen | Early Inspection Advised |



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On Road
Parking



Excellent opportunity to purchase this extended two bedroom mid terraced property, ideally situated in a popular and convenient location with easy access to Barrow Town Centre and a wide range of local amenities. Within walking distance of local shops, public houses, regular bus routes and Barrow Train Station, making it particularly well placed for both everyday living and commuting. Well-presented throughout, the accommodation benefits from uPVC double glazing, gas central heating system, contemporary décor and modern lighting. Comprising of two separate reception rooms, fitted kitchen with access to the rear yard, full-width principal bedroom, second bedroom and Jack-and-Jill style bathroom. Externally, there is an enclosed rear yard with useful outbuilding and access to the rear street. Offering a comfortable and attractively presented home, the property would make an ideal purchase for a first-time buyer, rental investor or those looking to downsize.

Entered through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

HALL

Door to lounge and stairs to first floor.

LOUNGE

11' 0" x 13' 5" (3.35m x 4.09m)

Coal effect living flame gas fire with feature surround, under stairs storage and uPVC double glazed windows to rear. Door to kitchen and sliding door into:

DINING ROOM

10' 8" x 9' 11" (3.25m x 3.02m)

UPVC double glazed window to front and exposed wooden floor boarding .

KITCHEN

15' 5" x 6' 9" (4.7m x 2.07m) widest points

Fitted kitchen with a range of cream base, wall and drawer units with wood-effect work surface over incorporating stainless-steel sink and drainer with mixer tap. Space for freestanding cooker and fridge/freezer. Tiled-style flooring, rear external door and uPVC double-glazed windows providing plenty of natural light.

FIRST FLOOR LANDING

Doors to both bedrooms.

BEDROOM

22' 1" x 10' 8" (6.73m x 3.25m)

Double room with radiator and uPVC double glazed window to front. Door to secondary landing.

BEDROOM

11' 0" x 10' 4" (3.35m x 3.15m)

Further double room with uPVC double glazed window to rear and storage cupboard housing combination boiler for the hot water and heating system. Door to secondary landing.

SECONDARY LANDING

Loft access and sliding door to:

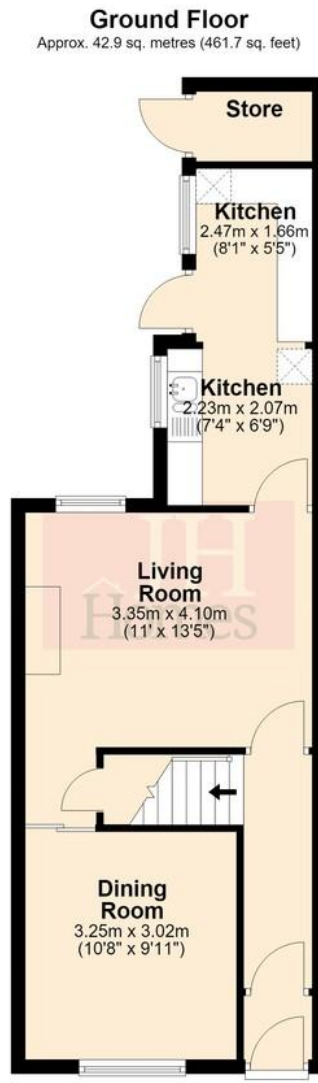
BATHROOM

Three-piece suite comprising of WC, wash hand basin and bath with electric shower over. UPVC double glazed window to side.

EXTERIOR

Yard to rear with outbuilding and access to rear service lane.





Total area: approx. 85.3 sq. metres (917.7 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, at the Strawberry traffic lights turn right into Hawcoat Lane and take your second left into Oxford Street. Continue straight on at the roundabout taking your first right after Victoria Infant & Nursery School into Matlock Road. Follow the road round into Harrogate Street and after a short while turn right into Norfolk 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/scuba.rigid.spoon>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	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.

