

FREEHOLD



2 ST. LUKES STREET, BARROW-IN-FURNESS, LA13 9RR

£115,000

FEATURES

- Well Presented Mid Terrace
- Popular Location Close To Shops & Schools
- Bus Services & Roose Train Station
- Gas CH System & uPVC DG
- Lounge & Dining Room
- Modern Kitchen & Utility Area
- Ground Floor Cloaks/WC
- Two Double Bedrooms & Bathroom
- Pleasant Yard To Rear
- Suitable For A Variety Of Buyers



 1  2  2  On Road Parking



A well-presented and sensibly priced two-bedroom, mid-terrace home, ideally positioned within this popular and highly accessible Barrow town centre location. The property enjoys convenient walking distance to a wide range of amenities including local shops, public houses, restaurants, regular bus services, the train station, and the area's principal employer BAE systems. The accommodation is thoughtfully arranged and comprises of a welcoming dining room, lounge, and a spacious kitchen fitted with integrated appliances. There is a useful utility area and cloaks/WC, and access to the rear yard. To the first floor, the property offers an impressive full-width master bedroom, a further well-proportioned double bedroom and a luxury bathroom. With the added benefits of a gas central heating system and uPVC double glazing throughout, this attractive home will appeal to a wide range of buyers, including first-time purchasers and young families, offering comfortable living space and a charming rear yard.

Accessed through a PVC door into:

DINING ROOM

10' 11" x 13' 11" (3.33m x 4.24m)

Entrance door, uPVC double glazed window to the front, storage cupboards, wood laminate flooring and a radiator. Door to mid vestibule and double doors to:

LOUNGE

12' 5" x 10' 10" (3.78m x 3.3m)

Feature fireplace with slate plinth and wooden mantle, wood laminate flooring, uPVC double glazed window to the rear and radiator. Door to:

KITCHEN

10' 9" x 8' 0" (3.28m x 2.44m)

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 hob, extractor hood, electric oven and space for an undercounter fridge and freezer. Door to:

UTILITY AREA

8' 3" x 7' 4" (2.51m x 2.24m)

Matching worktop to kitchen, plumbing for a washing machine, radiator and space for a dryer. UPVC double glazed window to the side, external door to rear yard and door to:

CLOAKS/WC

Two-piece suite comprising of a WC and wash hand basin.

FIRST FLOOR LANDING

Doors to all upper floor rooms.

BEDROOM

10' 11" x 13' 11" (3.33m x 4.24m)

Radiator and uPVC double glazed window to the front.

BEDROOM

12' 4" x 8' 4" (3.76m x 2.54m)

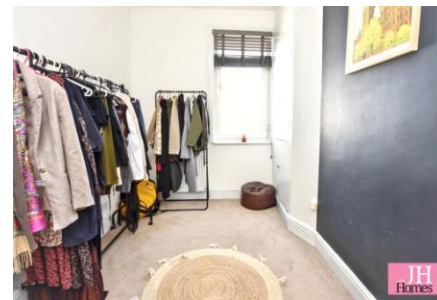
UPVC double glazed window to the rear, radiator and storage cupboard housing combination boiler for the heating and hot water system.

BATHROOM

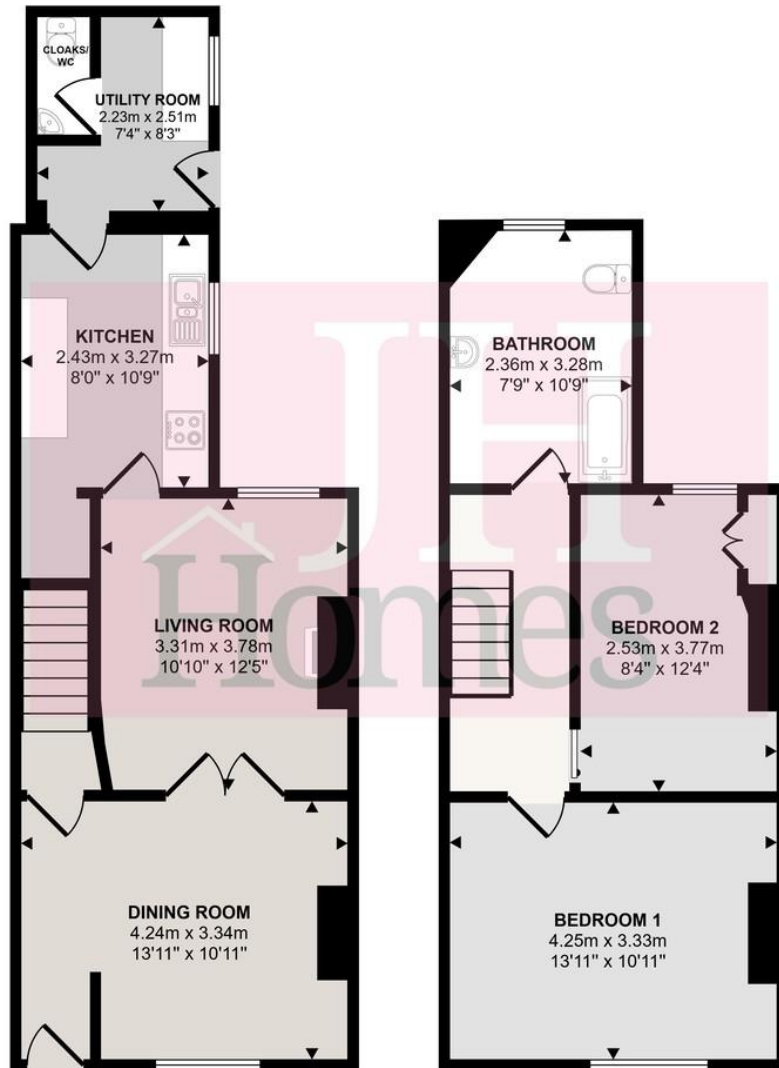
Modern three-piece suite comprising of a WC, wash hand basin, and bath with shower above. UPVC double glazed window to the rear, part tiling to walls and heated towel rail.

EXTERIOR

Pleasant, enclosed, slate mulch rear yard with access to rear service lane.



Approx Gross Internal Area
85 sq m / 912 sq ft



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:

Entering Barrow via Abbey Road towards Ramsden Square, turn left into Rawlinson Street and continue to the end of the road. Turn left onto Salhouse Road and after a short while continue into Roose Road. After South Lakes Car Sales on your right take the second left onto St Lukes Street where the property can be found on the right hand side. It can also be found by using the following "What Three Words"

<https://what3words.com/arrive.guitar.spell>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 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.

