

YARD

Rear enclosed yard with access gate, paved seating area, artificial grass, water tap and outhouse/storage

VIEWINGS

Key accompanied

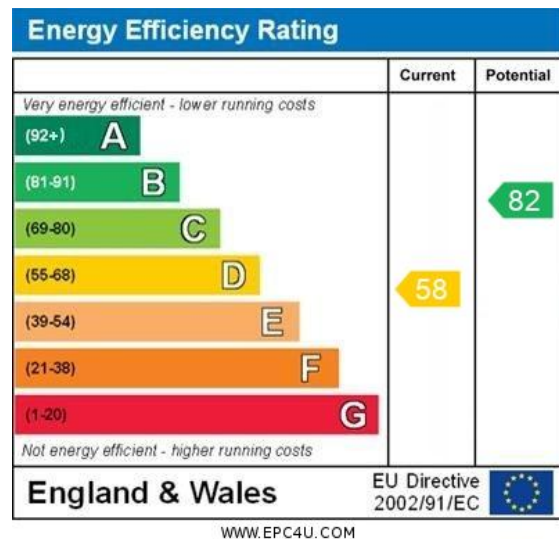
General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

ROSS

Estate Agencies



Tenure

Freehold

Council Tax Band

A

Contact Details

16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



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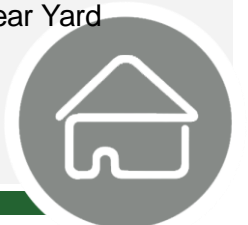
Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings



James Watt Terrace | Barrow-in-Furness | LA14 2TS Asking Price £159,995

- Fore Courted Mid Terrace Property
- Close To Local Amenities/BAE
- Ideal Family Living Accommodation
- Hall, Bay Windowed Lounge
- Modern Fitted Coloured Kitchen With Island
- Utility Room, Ground Floor Bathroom
- 3 Double Bedrooms, Modern Family Bathroom
- Central Heating, Double Glazing, Rear Yard
- Vacant Possession
- Council Tax Band A, Freehold





Property Description

We are pleased to bring to the market this fore courted mid-terrace property in a popular location on Barrow Island close to local amenities, transport links, popular schools and BAE Systems. The property comprises of entrance hallway giving access to bay windowed lounge, modern fitted blue/white coloured kitchen with feature island, utility room, ground floor bathroom, staircase to the first floor giving access to 2 double bedrooms and a further staircase to the second floor giving access to bedroom 3 and a modern family bathroom. The property benefits from central heating, double glazing, pleasant rear yard with paved seating area, artificial grass area and outhouse. Viewing is highly recommended to appreciate the size and standard on offer and the property is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Access gate to front garden area with paved area, plants, borders and shrubs and double glazed door to vestibule

VESTIBULE

Tiled flooring, dado rail, coved ceiling and door to hallway

HALLWAY

Dado rail, coved ceiling, radiator, stairs to first floor and doors to –

LOUNGE

15' 0" x 12' 4" (4.59m x 3.77m)

Double glazed bay window, radiator, feature fire surround with open fireplace, built in storage cupboards, coved ceiling and tiled flooring

KITCHEN/DINER

14' 0" x 10' 11" (4.27m x 3.34m)

Double glazed window, fitted modern blue wall and base storage units with white worktops to compliment, inset Belfast style sink with mixer taps, integrated oven, 4 ring hob with extractor over, dishwasher, fridge/freezer, feature central island with storage cupboards, breakfast style seating, spotlight ceiling, glass display unit, tiled flooring, under stairs storage, radiator and open to utility room

UTILITY ROOM

8' 10" x 9' 11" (2.70m x 3.03m)

Double glazed window, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, plumbing for washer, tiled splash, dado rail, coved ceiling and door to rear hall

REAR HALL

Double glazed door to rear, built in storage cupboards and door to ground floor bathroom

GROUND FLOOR BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with shower over, part paneled walls and radiator

FIRST FLOOR LANDING

Spindle staircase, double glazed frosted window, dado rail, stairs to second floor and doors to 2 bedrooms

BEDROOM 1

16' 2" x 12' 0" (4.94m x 3.68m)

Double glazed windows, picture rail, coved ceiling and 2 radiators

BEDROOM 2

13' 8" x 9' 7" (4.19m x 2.93m)

Double glazed window, laminate flooring, storage cupboard (boiler) and radiator

SECOND FLOOR LANDING

Spindle staircase, dado rail, access to loft and doors to bedroom 3 and bathroom

BEDROOM 3

15' 0" x 15' 0" (4.59m x 4.58m)

Double glazed window, storage in eaves and radiator

BATHROOM

Low level w.c, feature hand wash basin with mixer taps, vanity unit, walk in shower cubicle with double headed shower, towel rail/radiator, feature tiled walls, tiled flooring and spotlight ceiling

