



**PRICE £270,000**

**45 MULBERRY WAY, BARROW-IN-FURNESS, CUMBRIA, LA13 0RR**

This is a superbly proportioned family home that sits in an elevated position boasting a fabulous open panoramic view across the Barrow skyline to the sea in the distance. There is an open plan garden to the front and a private enclosed garden to the rear with a patio, lawn and summerhouse/garden pod. The property has benefitted from significant investment, greatly improving the efficiency of the home, including a 4kW solar photo-voltaic system with battery storage and a condensing combi-boiler plus cavity/loft insulation. Planning permission has also been granted for a full width single-storey kitchen and dining room extension (Ref: B21/2021/0738).



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Garage & Driveway Parking

## Lounge



### DIRECTIONS

**satnav users enter:** LA13 ORR then the number 45  
**what3words app users enter:** yarn.toned.purple

### LOCATION

This property sits in an elevated position at the head of a small cul-de-sac within the popular Holbeck part of town. The immediate area is extremely well catered for, particularly for families as there is a regular bus service and also access to Yarlside Academy which is only a couple of minutes away in the car. There is also a general convenience store close by, a fish and chip takeaway, The Ship pub and Crofters pub. Only a short distance further in Roose there is a Post Office, railway station and Tesco Metro.

### DESCRIPTION

This property is approached via a sloping driveway which ascends up to the integral garage, which has mains power and lighting and is also heated via the main central heating system. There is access to either side of the property including a sloping path to the left and a stepped pathway to the right, both leading towards the rear garden.

The entrance hall provides access to most of the living accommodation and also has a loft hatch giving you access into an insulated loft, where you will find the inverter and battery storage for the solar PV system.

The main lounge is a beautifully proportioned room that has direct access into the garden via the glazed patio doors to the rear. There is a staircase that descends down to the lower living accommodation.

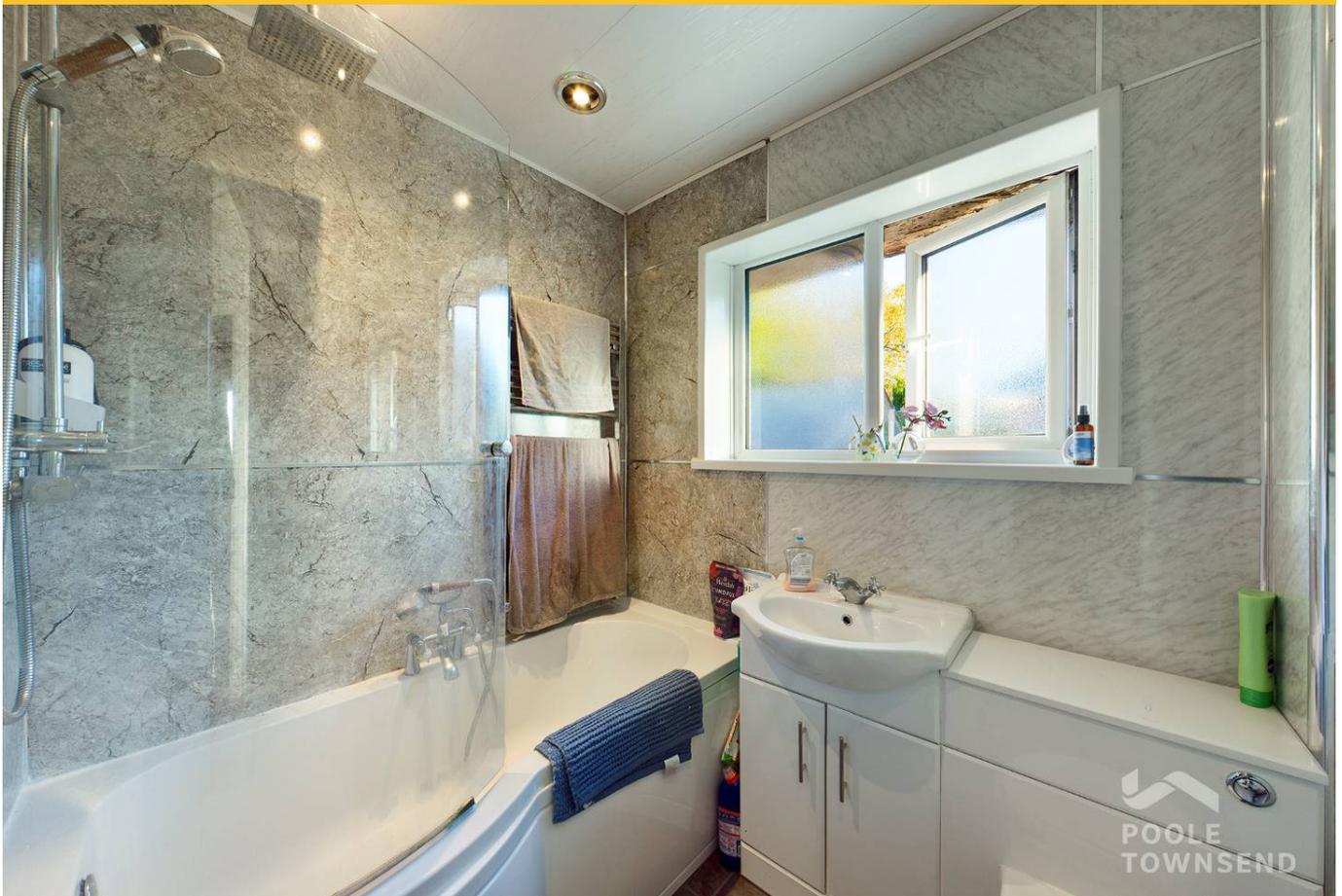
The kitchen is a nicely proportioned room too, providing plenty of floor space to the centre of the room for a dining table, whilst also offering ample fitted cupboard and drawer storage with a granite-style laminate worktop that incorporates a single drainer sink with a mixer tap. There is space to accommodate a freestanding cooker, plumbing for a dishwasher and space with plumbing for an American style fridge/freezer with a water cooler. There is a further point of access into the rear garden via the brick-set patio.

The bedroom accommodation is situated to the front of the property, with each of these three bedrooms enjoying fabulous open views beyond the cul-de-sac and across the town's skyline.



**Bedroom One**

## Bathroom



The main bedroom is a comfortable double room with plenty of space for drawers and wardrobes.

The family bathroom is modern and fitted with a traditional three-piece suite that incorporates a P-shaped bath with a curved glass screen, shower attachment to the mixer taps and also a dual head shower fitted alongside. The wash hand basin has cupboard storage below with a WC alongside with concealed cistern. There is a wall-mounted ladder style radiator at the foot of the bath, a second traditional radiator and also an extractor fan system to the ceiling.



The lower level of the living accommodation offers a fourth bedroom that could also be used as a guest room, as there is potential to convert the large built-in cupboard to an en-suite facility with water connections and drainage situated in the adjacent WC and laundry. This room is currently used as a home cinema/games room, but could be used however best suits you. There are glazed double doors to the front providing lots of natural light and access into the garden.

Also to this level, there is a laundry room with plumbing for a washing machine and space for a clothes dryer, and also a large built-in wall-to-wall cupboard with sliding doors. There is access from the laundry into the ground floor WC that has a traditional two-piece suite with a wash hand basin and toilet.

Completing this ground floor level is the heated garage which has open access into an L-shaped workshop/storage area. **Please Note: The solar enhanced hot water system will be removed prior to sale, leaving the combi-boiler in situ.**

Externally, this property has an excellent garden area to the rear with a brick-set patio that offers plenty of space for outside dining and also for a hot tub (hot tub not included).

There is also a raised lawn and a stepped walkway that leads up to a garden pod that is tucked away in the corner of the garden, offering a versatile space as a home office, summerhouse or simply a snug to retire away from the main accommodation.



Summerhouse

## Outlook from the Front of the Property



### What we love about the property...

“We love this property’s amazing views across the skyline, and we also think the eco-credentials of this home will stand out to prospective buyers too.”

# Property layout

## Ground Floor



## First Floor



Produced by Poole Townsend Estates Ltd.  
Plan produced using PlanUp.

# ROOM MEASUREMENTS

## Lounge

13'3" (4.06 m)/17'1" (5.23 m) including stairs X 11'5" (3.50 m)

## Kitchen/Dining Room

11'7" (3.55 m) X 10'2" (3.11 m)

## Bedroom One

13'10" (4.23 m) X 8'9" (2.69 m)

## Bedroom Two

10'7" (3.24 m) X 7'1" (2.18 m)

## Bedroom Three

10'8" (3.27 m) X 6'11" (2.13 m)

## Bathroom

6'9" (2.06 m) X 5'5" (1.67 m)

## LOWER GROUND FLOOR

## Bedroom Four/Games Room

13'5" (4.10 m) X 12'4" (3.78 m)

## Laundry Room

10'2" (3.11 m) plus cupboards X 5'7" (1.71 m)

## WC

5'8" (1.74 m) X 4'6" (1.39 m)

## Garage

14'5" (4.40 m)/17'9" (5.42 m) overall X 10'3" (3.13 m)

## Workshop/Storage Area (L-Shaped)

23'7" (7.20 m) maximum X 12'9" (3.91 m) maximum

Your viewing appointment is on \_\_\_\_\_

### Additional information

Council Tax Band: C  
Local Authority: Barrow in Furness Borough Council  
Services: Mains gas, electricity, water and drainage  
Tenure: Freehold

EPC Rating = B

### Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 647087.

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