

Total area: approx. 93.8 sq. metres (1009.7 sq. feet)

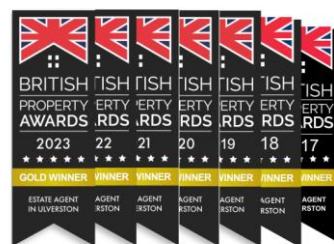
**DIRECTIONS**

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and after approximately 1 mile at the roundabout turn left into Flass Lane. Continue left into Flass Lane at the fork in the road, passed Tesco Metro on your right and Roose Train Station on your left and at the T-junction with Roose Road turn left. Continue straight on at the roundabout onto Leece Lane and continue passed the Old Smithy Fish and Chip Shop. Turn left into Ashdown Road and first right into Hornbeam Crescent 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/boat.ruled.strain>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: B  
 LOCAL AUTHORITY: Westmorland and Furness Council  
 SERVICES: All mains services including gas, electric, water and drainage.



-   
 1
-   
 3
-   
 2
-   
 PARKING

**Estate Agency Act 1979**  
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

11 Hornbeam Crescent,  
 Barrow-in-Furness, Cumbria, LA13 0JS

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Well proportioned and presented two bedroom semi detached bungalow on the forever popular Holbeck estate situated close to a local shop, two public houses and the highly regarded Yarlside Academy. Having been well maintained and updated by the current owner and benefits from contemporary lighting, individual modern slimline room heaters with programmers and thermostats and uPVC double glazing. Comprising of entrance porch, hallway, lounge, modern L-shaped kitchen with integral appliances, two bedrooms and luxury shower room to the ground floor with a developed loft room with windows. Complete with low maintenance gardens to the front and rear, driveway and access to workshop. Early/vacant possession is available with no chain delay on what we feel is a fantastic purchase opportunity, particularly for the retired home buyer, with early inspection strongly advised.



Entered through a PVC door into:

**PORCH**

Window and door to:

**HALL**

Wood laminate flooring, ceiling light point, door to kitchen and stairs to loft room.

**LOUNGE**

16' 6" x 10' 6" (5.03m x 3.2m)  
Log burner with wooden mantle over and slate plinth, wood laminate flooring, electric heater and uPVC double glazed window to front. Open doorway to:

**KITCHEN/DINER**

13' 7" x 16' 6" (4.14m x 5.03m)  
Fitted with a good range of modern base, wall and drawer units with wooden worktops over incorporating one and a half bowl sink and drainer with mixer tap and splashback tiling. Integrated eye level electric double oven, electric hob, integrated fridge and freezer, ceiling light point and electric towel radiator. Wood laminate flooring, door to side and two uPVC double glazed windows to front and side. Door to:

**INNER HALL**

Door to bedrooms, shower room and ceiling light point.

**BEDROOM**

10' 0" x 9' 8" (3.05m x 2.95m)  
UPVC double glazed window to rear, ceiling light point and electric heater.

**BEDROOM**

9' 11" x 9' 3" (3.02m x 2.82m)  
Electric heater, ceiling light point and PVC double glazed double doors to rear.

**SHOWER ROOM**

Modern three piece suite in white comprising WC, wash hand basin and shower cubide. Heated towel rail and ceiling light point.

**FIRST FLOOR LANDING**

Stairs open into:



**LOFT ROOM**

16' 5" x 14' 4" (5m x 4.37m)  
Two roof windows, ceiling light point, electric heater and door to:

**SHOWER ROOM**

Modern three piece suite in white comprising of low level, dual flush WC, wash hand basin with mixer tap and shower cubide. Heated towel rail, ceiling light point and tiled to wet areas. Eaves storage housing hot water tank.

**EXTERIOR**

Fabulous low maintenance gardens to front and rear, driveway extending to side of the property and wooden latch gate to rear garden.

**WORKSHOP**

Light and power.

