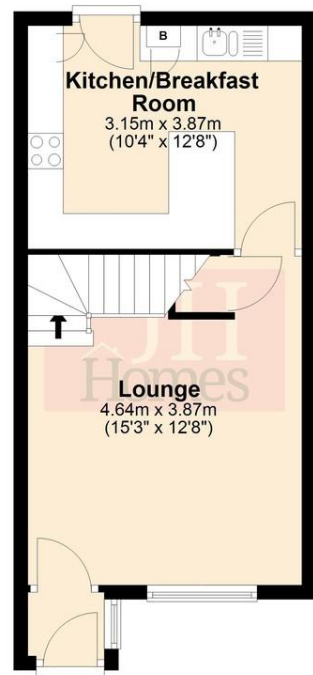


Ground Floor
Approx. 31.6 sq. metres (340.3 sq. feet)



First Floor
Approx. 30.8 sq. metres (331.4 sq. feet)



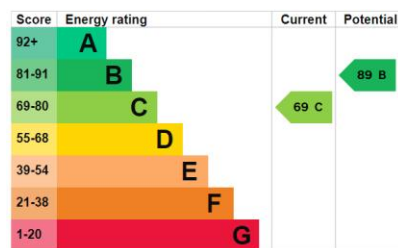
Total area: approx. 62.4 sq. metres (671.7 sq. feet)

DIRECTIONS

On entering Barrow from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout take the second exit into Leece Lane, follow the road round and at the Old Smithey turn left into Holebeck Road, which will eventually lead into Yarlside Road at Yarlside Stores. Head towards Furness Abbey and turn right into Holbeck Park Avenue. Go past Yarlside Academy on your right, and Mulberry Way is on your first left, continue up the hill and the property can be found on your right-hand side. The property can be found by using the following "What Three Words" <https://w3w.co/chart.thin.spare>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected.



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.



£185,000



1



2



1



PARKING

**58 Mulberry Way,
Barrow-in-Furness, LA13 0RR**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Superb end of terrace property occupying an elevated position in a quiet cul-de-sac on the ever-popular Holbeck Estate in Barrow. Situated close to the highly regarded Yarlside Academy and close to family friendly public houses, swing park, bus routes and local Premier Shop. Early inspection is strongly advised as the property has been well updated and maintained by the current vendor with modern contemporary decoration throughout and including gas central heating system and uPVC double glazing. Comprising of entrance vestibule, open plan lounge area with modern fitted kitchen/diner and two bedrooms plus family bathroom to the first floor. Excellent sized gardens to the front and side which could be utilised for additional parking if required and enclosed garden to the rear plus private off road parking. Early Internal Inspection Strongly Recommended particularly for the first time buyer, single person of those looking to downsize.



Accessed through a PVC door with glazed inserts into:

PORCH

UPVC double glazed window and door to:

LOUNGE

15' 2" x 12' 8" (4.64m x 3.87m)

UPVC double glazed bow window to front, stairs to first floor with storage cupboard under, ceiling light point and radiator. Door to:

KITCHEN/BREAKFAST ROOM

12' 8" x 10' 4" (3.87m x 3.15m)

UPVC double glazed window to the rear garden. Fantastic kitchen fitted with a range of handleless base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer and mixer tap. Integrated fridge/freezer, electric oven with hob over and cooker hood. Further integrated appliances include microwave, dishwasher and washing machine. Spot light to ceiling, wall mounted combination boiler for the hot water and heating system, uPVC double glazed window to rear and PVC door.

FIRST FLOOR LANDING

UPVC double glazed window to side, ceiling light point and radiator. Doors to all upper rooms and loft access.



BEDROOM

12' 8" x 11' 11" (3.86m x 3.63m)

Double room with uPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

10' 7" x 6' 6" (3.24m x 2m)

UPVC double glazed window to rear, built in storage cupboard, ceiling light point and radiator.

BATHROOM

Three piece suite comprising WC, wash hand basin and 'P'-shaped bath with shower over. Tiling to walls, ceiling light point and heated towel rail. UPVC double glazed window to rear.

EXTERIOR

Private off road parking space to rear of the property accessed via a private road. Low maintenance south facing rear garden plus side and front gardens.

