

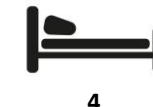
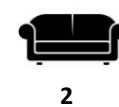
DIRECTIONS

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 up the hill, eventually taking your second left into Holbeck Park Avenue. Follow the road up the hill, passed Crofters on your right hand side, and turning right before the swing park into Princewood Drive with the property being found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/grants.trying.sticks>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland and Furness District Council
SERVICES: Mains drainage, gas, water and electricity are all connected



21 Princewood Drive, Barrow-in-Furness, Cumbria, LA13 0RX

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Estate Agency Act 1979

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Detached family home occupying a favourable elevated position with views in a quiet cul-de-sac on the ever-popular Holbeck Estate in Barrow. Situated close and within walking distance of the highly regarded Yarside Academy, public houses, swing park, bus routes and local shop. Early inspection is strongly advised as the property has been well upgraded and maintained by the current vendor with modern contemporary decoration throughout and includes central heating system, modern kitchen/dining room with integral appliances, utility room and bathroom. Completing the accommodation is an entrance hall, cloaks/WC, lounge, PVC conservatory, integral garage and four good sized bedrooms to the first floor. Ample off-road parking to front and lawned garden front and rear.



Accessed through a PVC door into:

HALL

Radiator, door to lounge, kitchen and ground floor cloaks/WC. Stairs to first floor.

CLOAKS/WC

Two piece suite comprising of WC and wash hand basin. UPVC double glazed window to front and heated towel rail.

LOUNGE

14' 6" x 12' 3" (4.42m x 3.73m) widest points UPVC double glazed windows to front and radiator.

KITCHEN/DINER

6' 9" x 21' 11" (2.06m x 6.68m) Fitted with a range of base, wall and drawer units with larger cupboard housing the combination boiler for the hot water and heating system. Work top over incorporating Belfast style sink with flexible mixer tap and grooved drainer, chrome handles and tiled splash backs. Integrated electric oven and hob with cooker hood over, dishwasher and space for fridge/freezer.

Plinth lights, radiator, understairs cupboard and uPVC double glazed window to rear. Door to utility and door to:

CONSERVATORY

10' 7" x 10' 8" (3.23m x 3.25m) UPVC double glazed windows to rear, radiator and doors to patio.

UTILITY ROOM

7' 4" x 8' 6" (2.24m x 2.59m) Fitted with base and wall units with worktop over, space and plumbing for wash machine and dryer. UPVC double glazed window to rear and PVC door to integral garage and rear garden.

FIRST FLOOR LANDING

UPVC double glazed window to side, radiator and doors to all bedrooms and bathroom. Storage cupboard and loft access.

BEDROOM

10' 11" x 11' 3" (3.33m x 3.43m) Double room with uPVC double glazed window to front offer views towards Morecambe Bay and radiator.



BEDROOM

10' 5" x 8' 4" (3.18m x 2.54m) UPVC double glazed window to rear and radiator.

BEDROOM

6' 11" x 10' 4" (2.11m x 3.15m) UPVC double glazed window to front and radiator.

BEDROOM

8' 6" x 6' 8" (2.59m x 2.03m) UPVC double glazed window to rear and radiator.

BATHROOM

Fitted with a three piece modern suite comprising of bath with shower over and screen, low level, dual flush WC and pedestal wash hand basin with mixer tap. Tiled to walls and opaque uPVC double glazed window to rear.

EXTERIOR

Ample off road parking to front extending to front door and garage with lawn. Side access to the rear garden which offers an enclosed, low maintenance area with patio and lawn.

GARAGE

15' 11" x 8' 8" (4.85m x 2.64m) Up and over door, light and power.

