



Total area: approx. 170.3 sq. metres (1832.7 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 up the hill, eventually taking your second left into Holbeck Park Avenue. Take your first right into Kempas Avenue where 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/atom.eggs.dips>

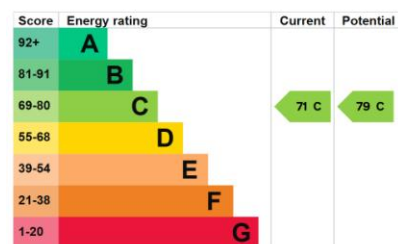
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are 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.

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8 Kempas Avenue,  
Barrow-in-Furness, LA13 0UE

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Well proportioned four bedroom semi detached home offering an exceptional opportunity to acquire a most comfortable family home which has been occupied by the original owner from new in a highly sought after location in Holbeck with outlooks towards the green to the front and open aspect views to the rear. Situated close and within a short walking distance to the highly regarded Yardside Academy and to family friendly public houses, swing park, bus routes and local shop. Early inspection is strongly advised as the property has been well maintained by the current vendor with modern contemporary decoration through-out and includes private EV charging point, gas central heating system, uPVC double glazing, modern kitchen/diner with integral appliances, utility area, conservatory, four bedrooms laid out over two floors, three WC's and luxury bathroom. Laid out over three floors with ample block paved off road parking to the front and enclosed lawned garden to the rear. Early Internal inspection strongly recommended.



Accessed through a PVC door into:

**ENTRANCE HALL**

Access to kitchen/diner, utility area, cloaks/WC and garage. Stairs to first floor with understairs cupboard and radiator.

**CLOAKS/WC**

Luxury two piece suite comprising of WC and wash hand vanity basin. UPVC double glazed window to front.

**UTILITY AREA**

Area of worktop with space and plumbing for washing machine and space for dryer under. Wall mounted combination boiler for the hot water and heating system.

**KITCHEN/DINER**

11' 5" x 19' 2" (3.48m x 5.84m)  
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink and drainer with mixer tap, chrome handles and splash back tiling. Integrated electric oven and five ring gas hob with cooker hood over and integrated dishwasher. Space for American style fridge/freezer, radiator, uPVC double glazed windows to rear and PVC French style double glazed double doors to:

**CONSERVATORY**

9' 5" x 12' 0" (2.87m x 3.66m)  
UPVC double glazed windows overlooking the rear garden, underfloor heating and external doors to patio.

**GARAGE**

18' 11" x 9' 2" (5.77m x 2.79m)  
Up and over door, light and power.

**FIRST FLOOR LANDING**

Access to lounge, two bedrooms and family bathroom. Storage cupboard and stairs to second floor.

**LOUNGE**

11' 5" x 19' 2" (3.48m x 5.84m)  
Wall mounted electric fire, wood, style laminate flooring, two radiators and two uPVC double glazed windows to front with views of the green.

**BEDROOM**

11' 5" x 9' 4" (3.48m x 2.84m)  
UPVC double glazed window to rear and radiator.



**BEDROOM**

7' 8" x 9' 7" (2.34m x 2.92m)  
UPVC double glazed window to rear, storage cupboard and radiator.

**BATHROOM**

Four-piece suite comprising of WC, wash hand basin, shower cubicle and bath with shower over. Tiling to walls and floor and heated towel rail.

**SECOND FLOOR LANDING**

Access to master bedroom and further bedroom. UPVC double glazed window to side.

**MASTER BEDROOM**

12' 11" x 15' 1" (3.94m x 4.6m) widest points  
Double room with uPVC double glazed window to front, wood style laminate flooring and radiator. Door to:

**EN-SUITE**

Stylish three piece suite comprising of walk in shower cubicle with rain shower, wash hand vanity basin and WC. Heated towel rail, tiling and uPVC double glazed window to front.

**BEDROOM**

11' 8" x 19' 2" (3.56m x 5.84m)  
Further double room with two roof windows and radiator.

**EXTERIOR**

To the front is ample off road parking leading to the front door and garage. Side aspect access with EV charging point to the rear garden. Enclosed, low maintenance rear garden laid mostly to lawn.

