

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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. Turn left at the Old Smithy fish and chip shop and at Yarlside Stores (Premier) turn right into Carisbrooke Crescent and at the roundabout right into Belvedere Road with the property being found on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/many.humans.passes>

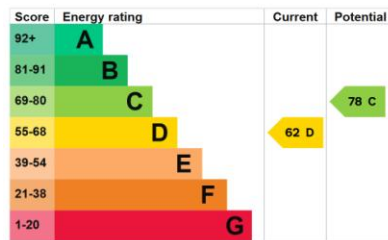
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electric, water and sewerage.



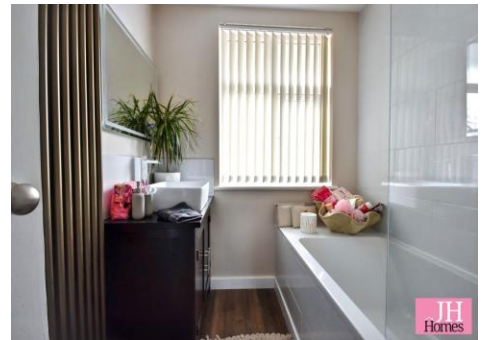
Estate Agency Act 1979

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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GARAGE &
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For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Spacious extended two bedroom semi-detached house situated in this highly popular location in Holbeck with surrounding amenities including a local Premier shop, two popular family Public Houses in The Ship and Crofters, bus routes to Barrow Town Centre and Roose Train Station as well as two excellent local schools in Yarlside Academy and Roose School. Comprising of entrance hall, lounge, kitchen/diner, downstairs cloak room to the ground floor with two bedrooms, bathroom and WC to the first floor. Complete with the added incentive of an attached garage, ample driveway, uPVC double glazing, gas fired central heating system and good sized low maintenance gardens to the front and rear. Suited to family purchasers with early inspection strongly advised.



Entered through a set of double entrance doors.

ENTRANCE HALLWAY

Door to lounge, kitchen/family room, stairs to first floor with under stairs cupboard and radiator.

LOUNGE

12' 10" x 10' 8" (3.91m x 3.25m)
UPVC double glazed bay window to front, Cast iron fireplace, coving and radiator.

KITCHEN/FAMILY/DINING ROOM

16' 6" x 15' 3" (5.03m x 4.65m)
Fantastic kitchen fitted with a good range of base, wall and drawer units with wooden worktops incorporating Belfast style sink, chrome handles and splash back tiling. Space for range cooker, integrated dishwasher and fridge and feature island/breakfast bar. Door to garage, door to WC and PVC double doors to the rear garden.

WC

One piece suite.

FIRST FLOOR LANDING

Access to two bedrooms, bathroom and WC. UPVC double glazed window to side.

BEDROOM

11' 10" x 10' 4" (3.61m x 3.15m)
Double room with uPVC double glazed window to front, picture rail and radiator.

BEDROOM

7' 1" x 10' 1" (2.16m x 3.07m)
UPVC double glazed window to rear and radiator.



BATHROOM

6' 10" x 6' 0" (2.08m x 1.83m)
Two piece suite comprising of wash hand vanity basin and bath with rain shower over, tall radiator, tiling and uPVC double glazed window to front.

WC

Matching two piece suite comprising of WC and wall mounted wash hand basin. Radiator, tiling and uPVC frosted glazed window to the rear.

OUTSIDE

Low maintenance garden to front with driveway giving access to the entrance door and garage. The rear is laid mostly to lawn with a patio area which is enclosed for privacy considerations.

GARAGE

15' 0" x 8' 7" (4.57m x 2.62m)
Fitted with a range of base and wall units with work top over. Space and plumbing for washing machine, external door to rear and wall mounted combination boiler for the hot water and central heating system.

