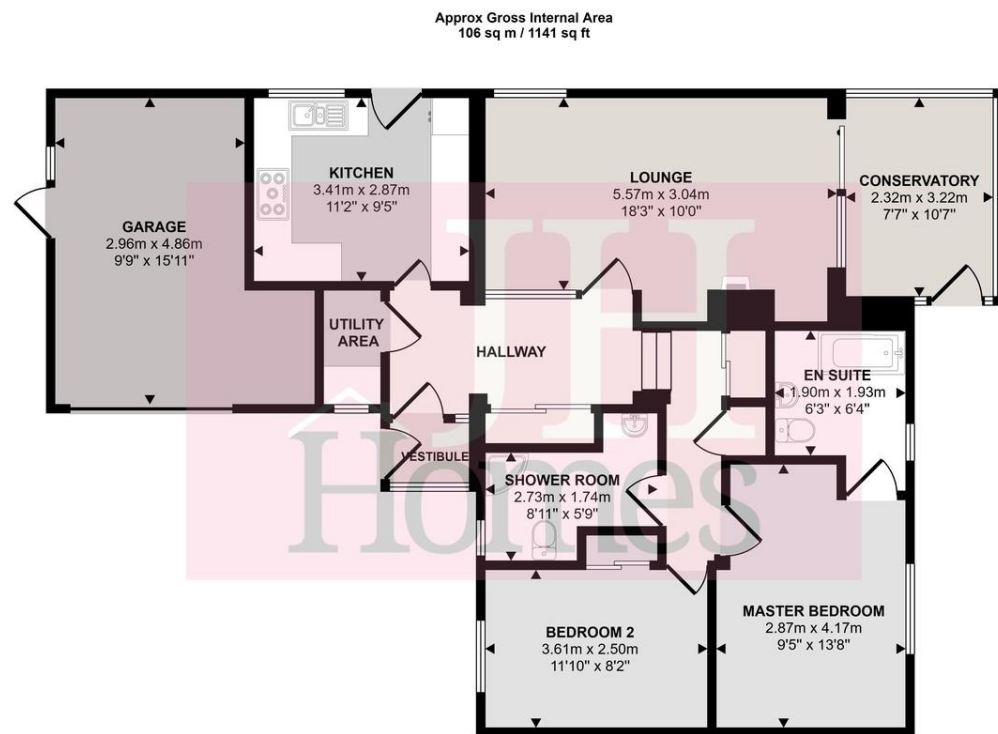




Floorplan

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

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and at the roundabout turn right into Harrell Lane. Take an immediate right into Holyoake Avenue. Follow the road round to your right where the property can also be found on your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/warbler.scared.matchbox>

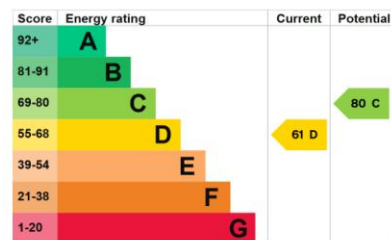
GENERAL INFORMATION

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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2 New Market Street
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www.jhhomes.net or contact@jhhomes.net

Ideal purchase opportunity to acquire a stunning individual detached bungalow nestled in a corner of a quiet cul-de-sac location, which must be viewed to be fully appreciated. Set on an enviable plot with split level rear garden laid mostly to lawn with well established of trees including apple and cherry. Having been well maintained by the current vendor and boasting quality carpeting, wooden flooring and contemporary décor and lighting throughout. Early internal inspection is advised to appreciate what is on offer. Within walking distance is a local Co-op shop, Schools, Barrow Sixth Form Collage and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. Offering comfortable living accommodation comprising of entrance vestibule, hallway with two storage cupboards, lounge with electric fire, PVC conservatory with fabulous views of the rear garden, modern fitted kitchen, utility area, two double bedrooms, one with an ensuite and family shower room. Internally the property is superbly presented with many original style features complemented by modern features, UPVC double glazing and gas central heating system. A fantastic and extremely rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a PVC door into:

ENTRANCE VESTIBULE

Windows and door to:

HALLWAY

Split level with two storage cupboards, wood laminate flooring, radiator and doors to lounge, kitchen, utility, two bedrooms and a shower room.

LOUNGE

10' 0" x 18' 3" (3.05m x 5.56m)
Central feature electric fire with brick surround extending to one alcove. wood laminate flooring, borrowed light from hallway, radiator and sliding patio doors to:

CONSERVATORY

10' 7" x 7' 7" (3.23m x 2.31m)
UPVC double glazed windows to rear garden and external door.

KITCHEN

9' 5" x 11' 2" (2.87m x 3.4m)
Fitted with an excellent 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 contrasting splash back tiling. Space for Range cooker, space for fridge/freezer, integrated dishwasher and breakfast bar with serving hatch to lounge.

UTILITY AREA

UPVC double glazed window to front, space and point for washing machine, arear of worktop, tiling and radiator.

MASTER BEDROOM

13' 8" x 9' 5" (4.17m x 2.87m)
Double room with uPVC double glazed window to side, radiator and door to:

EN-SUITE

6' 4" x 6' 3" (1.93m x 1.93m)
Modern three piece suite comprising of WC, wash hand vanity basin and bath with shower over. Tiling, radiator and extractor fan.



BEDROOM

8' 2" x 11' 10" (2.49m x 3.61m)
Further double room with fitted wardrobe, radiator and uPVC double glazed window to side.

SHOWER ROOM

5' 9" x 8' 11" (1.75m x 2.72m)
Luxury three piece suite comprising of WC and wash hand basin set to vanity units and shower cubicle. Tiling, heated towel rail and uPVC double glazed windows to side.

EXTERIOR

Externally the property is sat on a good sized plot, having garden space to the front, side and rear, with off-road parking and two side aspect accesses.

GARAGE

15' 11" x 9' 9" (4.85m x 2.97m)
Electric roller door, over head storage, light and power and external door with matching pane to side. Wall mounted combination boiler for the hot water and heating system.

