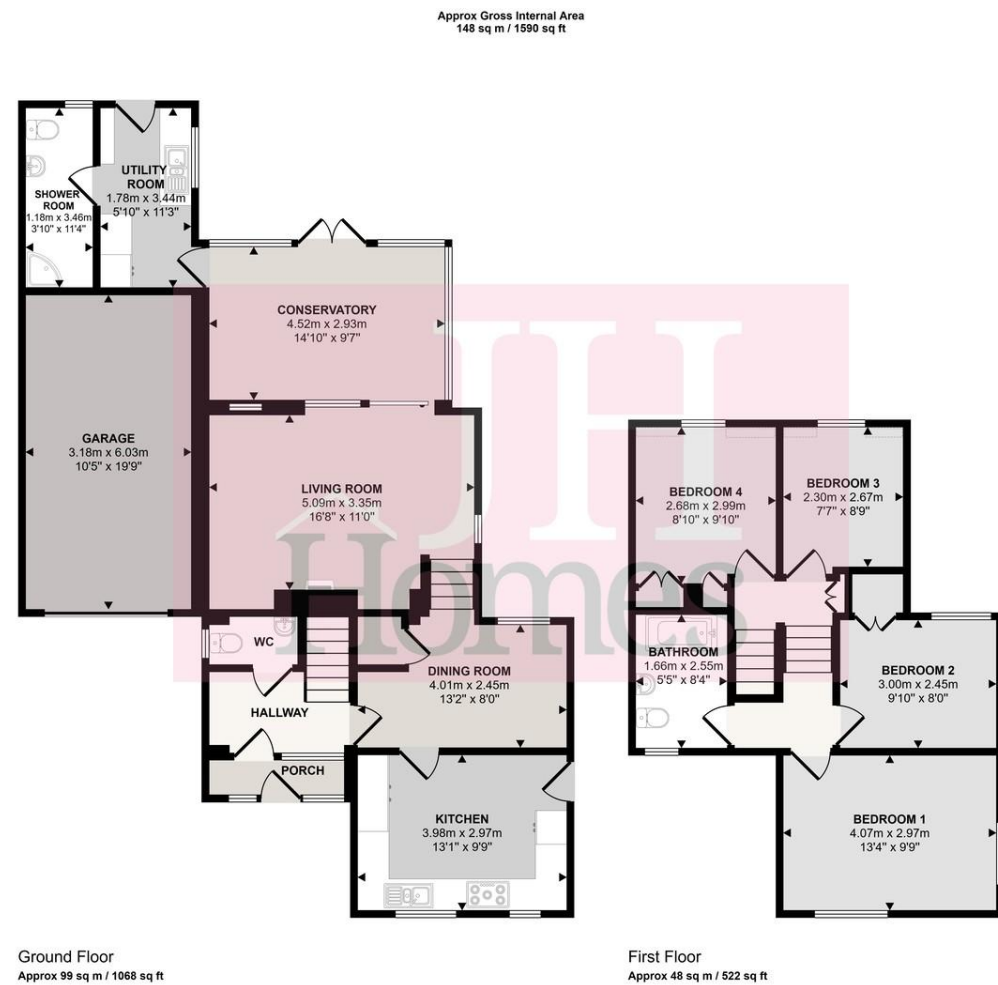
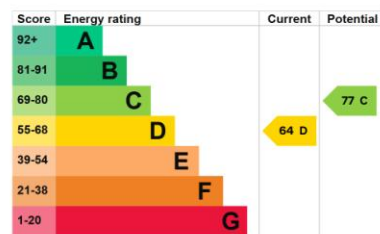




DIRECTIONS

Coming from Mill Brow roundabout from Dalton and towards Barrow with Furness General Hospital on your right, turn left into Rating Lane. At the roundabout turn right into Harrel Lane, first right into Holyoake Avenue and right again.

The property can be found by using the following "What Three Words": <https://w3w.co/grid.banana.hills>



GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

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.



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GARAGE &
PARKING

18 Holyoake Avenue,
Barrow-in-Furness, LA13 9LH

For more information call **01229 445004**

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

An opportunity to purchase a substantial detached family home situated in a popular cul-de-sac in a sought-after location in Barrow-In-Furness. The property has local amenities including a Co-op, church, schools, Barrow sixth form college and Furness General Hospital, with regular bus routes into Barrow town centre. Our clients have owned the property from new circa 1985 and have undertaken extensions and modifications during this period to a high standard. This includes contemporary décor and lighting, conservatory, utility room, ground floor shower room with the option to provide anannexe facility, or to create an ideal work from home office space. To the ground floor the property briefly comprises of an entrance porch, hallway with stairs to the first floor, ground floor WC, kitchen with integrated appliances, dining room with steps leading down to lounge and UPVC conservatory with underfloor heating. To the first floor split-level access landing to four good sized bedrooms, including a fully fitted master bedroom on two different levels and a family bathroom with underfloor heating. Fantastic gardens front and rear with ample parking and attached garage. The property further benefits from combination boiler, fired gas central heating system and uPVC double glazing. Viewings come highly recommended to appreciate this stunning family home.



Accessed through panelled door with matching side panes to:

- HALLWAY**
Tall radiator, doors to dining room and cloaks/WC. Stairs to split level landing.
- CLOAKS/WC**
Two piece suite comprising of WC and wash hand vanity basin. Part tiling to walls, radiator and uPVC double glazed window to side.
- DINING ROOM**
8' 0" x 13' 2" (2.44m x 4.01m)
UPVC double glazed window to rear, understairs storage cupboard and radiator. Stairs down to lounge and door to:
- KITCHEN**
9' 9" x 13' 1" (2.97m x 3.99m)
Fitted with a range of base, wall, drawer and larder units with worktop over incorporating one and a half bowl sink with drainer and mixer tap and splash back tiling. Electric double oven, 5-ring gas hob and extractor hood. Wall cupboard housing combination boiler for heating and hot water system, dishwasher, tiled flooring and radiator. Space for a breakfast table, two uPVC double glazed windows to side and external door to side.
- LOUNGE**
11' 0" x 16' 8" (3.35m x 5.08m)
Coal effect living flame gas fire set on featured chimney breast. Tall radiator, wall light point and uPVC double glazed window to side. Double glazed sliding patio doors to:
- CONSERVATORY**
9' 7" x 14' 10" (2.92m x 4.52m)
Underfloor heating and uPVC French Style double glazed double doors to rear garden. UPVC double glazed windows to rear and door to:
- UTILITY ROOM**
11' 3" x 5' 10" (3.43m x 1.78m)
Base units with worktop and one double wall unit. Stainless steel sink with mixer tap, plumbing for washing machine, underfloor heating and space for dryer. External door to rear garden, uPVC double glazed window to side and door to:
- SHOWER ROOM**
Modern three piece suite comprising of WC, wash hand basin and shower cubicle. Underfloor heating and uPVC double glazed window to rear.



- SPLIT LEVEL LANDING**
Storage cupboard, access to all bedrooms and bathroom.
- BEDROOM**
9' 9" x 13' 4" (2.97m x 4.06m)
Radiator and two uPVC double glazed windows to front and side. Three double, three single wardrobes and dresser in maple with chrome handles.
- BEDROOM**
8' 0" x 9' 10" (2.44m x 3m)
UPVC double glazed window to rear, storage cupboard and radiator.
- BEDROOM**
8' 9" x 7' 7" (2.67m x 2.31m)
Roof/rear double glazed window and radiator.
- BEDROOM**
9' 10" x 8' 10" (3m x 2.69m)
Fitted wardrobes, radiator and roof/rear double-glazed window.



- BATHROOM**
Modern three piece suite comprising of WC, wash hand basin and bath with shower above. Underfloor heating, tiling to walls and cladding to ceiling with indented LED lighting. UPVC double glazed window to front.
- EXTERIOR**
Externally the property has superior and established gardens to front and rear. Double width driveway leading to garage and laid to lawn garden with established planted borders and patio area to side. Enclosed garden to rear with greenhouse, summer house and water feature.

- GARAGE**
19' 9" x 10' 5" (6.02m x 3.18m)
Light and power points with up'n'over door.

