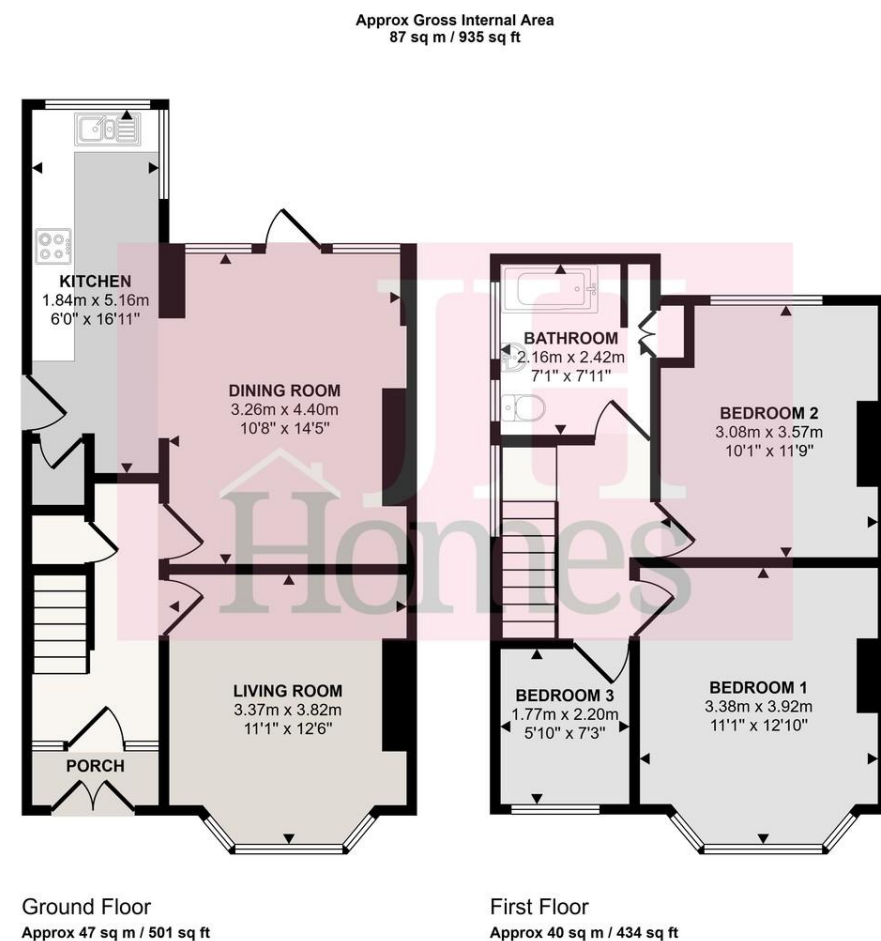




DIRECTIONS

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, past 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 continue past Yarlside Stores into Yarlside Road.

The property can be found by using the following "What Three Words": <https://w3w.co/pram.summer.clash>

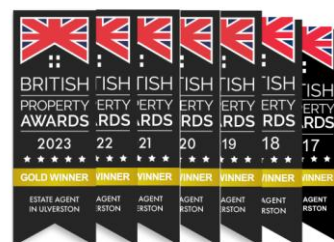
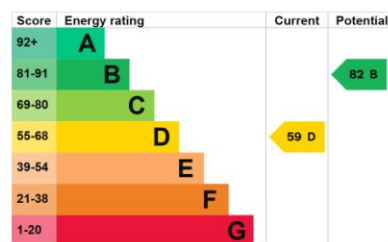
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

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

47 Yarlside Road, Barrow-in-Furness,
LA13 0EX

For more information call **01229 445004**

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

This is a most spacious extended three-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. There are two excellent local schools in Yarlside Academy and Roose School so this house may be under the consideration of a family home buyer. The property has been recently updated by the current vendor including kitchen, bathroom, central heating system and added incentives including detached garage/workshop, ample driveway and extensive rear garden that would be fully appreciated upon recommended viewing. The accommodation is complimented with uPVC double glazing, gas fired central heating system, and comprises of bay windowed lounge, dining room, extended kitchen, two double bedrooms, single bedroom and luxury bathroom. Early inspection is strongly advised.



Accessed through PVC door with glass inserts into:

PORCH

Double entrance doors, tiled flooring and glass panelled doors with matching side panels to:

HALLWAY

Wood laminate flooring, understairs cupboard and radiator. Doors to lounge, dining room and kitchen with stairs to first floor.

LOUNGE

12' 6" x 11' 1" (3.81m x 3.38m)
Radiator and uPVC double glazed bay window to front.

DINING ROOM

14' 5" x 10' 8" (4.39m x 3.25m)
Wood laminate flooring flowing to kitchen, LED lighting, two radiators and uPVC double glazed external door with windows to rear garden. Open to:

KITCHEN

16' 11" x 6' 0" (5.16m x 1.83m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with mixer tap and splash back tiling. UPVC double glazed window to rear, electric oven and hob, extractor hood and space for fridge/freezer. Pantry and uPVC door to side.

FIRST FLOOR LANDING

Gives access to three bedrooms and bathroom with uPVC double glazed window to side.

BEDROOM

12' 10" x 11' 1" (3.91m x 3.38m)
Radiator and uPVC double glazed bay window to front.

BEDROOM

11' 9" x 10' 1" (3.58m x 3.07m)
UPVC double glazed window to rear and radiator.



BEDROOM

7' 3" x 5' 10" (2.21m x 1.78m)
Radiator and uPVC double glazed window to front.

BATHROOM

Modern three piece suite comprising of WC, wash hand vanity basin and bath with rain shower above. Heated towel rail, cupboard housing combination boiler for heating and hot water system and two uPVC frosted glazed windows to side.

EXTERIOR

Extensive driveway giving access to entrance door, side door, rear garden and garage. Lawned garden to front, split level rear garden laid mostly to lawn and summer house to be appreciated upon viewing.

GARAGE

Detached with separate workshop, light and power points.

