

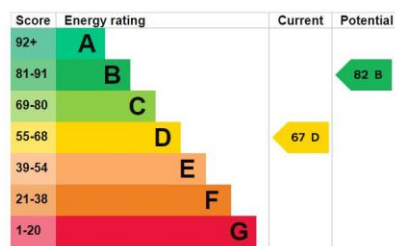
DIRECTIONS

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 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/letter.market.varieties>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, water, electric and gas



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

109 Holbeck Park Avenue,
Barrow-in-Furness, LA13 0UA
 For more information call **01229 445004**
 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Detached family home occupying a favourable level location on the ever-popular Holbeck Estate in Barrow, situated close and within a very short walking distance to the highly regarded Yarside Academy, and close to family friendly public houses, park, bus routes and local store. Early inspection is strongly advised as the property has been well upgraded and maintained by the current vendor with modern contemporary decoration throughout and includes central heating system, modern kitchen, utility room and luxury en-suite master bedroom. Comprising of entrance porch, open plan lounge with coal effect living flame gas fire, dining room with French doors to the rear garden, kitchen, utility room and store (former garage). To the first floor are three double bedrooms, master with en-suite and stylish family bathroom. Complete with ample off road parking to the front, integral store and low maintenance rear garden.



Accessed through a PVC door opens into:

ENTRANCE VESTIBULE

Further door opening into lounge.

LOUNGE

17' 0" x 11' 8" (5.18m x 3.56m)

Two uPVC double glazed windows to front and side, living flame gas fire with marble effect surround, radiator, overhead light and power points. Stairs to first floor and open access to dining area.

DINING ROOM

10' 1" x 10' 0" (3.07m x 3.05m)

PVC French doors with pleasant outlook towards the garden, radiator, overhead light and power points. Door to kitchen.

KITCHEN

10' 1" x 9' 9" (3.07m x 2.97m)

Fitted with a range of high gloss base, wall and drawer units with additional larder cupboard with chrome handles with worktop over incorporating stainless steel sink and drainer with splashback tiling. Integrated five ring gas hob with cooker hood over, electric double oven and integrated dishwasher. Radiator, overhead lighting and power points. Understairs storage, uPVC double glazed window with outlook to the rear garden, door to side and further door to the utility.

UTILITY ROOM

10' 6" x 8' 8" (3.2m x 2.64m)

Wall mounted Vaillant combination boiler for the hot water and heating system, space for chest freezer and door to store.

STORE

8' 8" x 7' 7" (2.64m x 2.31m) Roller door.

FIRST FLOOR LANDING

UPVC double glazed window to side aspect, radiator, overhead light and internal doors to all upper rooms. Over stairs cupboard and loft access.

MASTER BEDROOM

14' 4" x 10' 2" (4.37m x 3.1m)

UPVC double glazed window to rear, radiator, overhead light and power points. Door to ensuite.

ENSUITE

Modern three piece suite comprising of low level, dual flush WC, wash hand basin inset to vanity unit with mixer tap and separate shower cubicle. UPVC double glazed window to side, ceiling light point, tiled to walls, ceiling light point and radiator.



BEDROOM

10' 8" x 10' 2" (3.25m x 3.1m)

UPVC double glazed window to front, overhead light, radiator and power points.

BEDROOM

10' 8" x 10' 1" (3.25m x 3.07m)

UPVC double glazed window to front, radiator, overhead light and power points.

BATHROOM

Three piece suite comprising of free standing bath, pedestal wash hand basin and low level, dual flush WC. Featured panelling to one wall, heated towel rail, ceiling light point and opaque uPVC double glazed window to rear.



EXTERIOR

Off road parking to the front extending to the house entrance porch and store. To the side is access to the rear garden. The rear offers a welcoming enclosed, low maintenance area with minimal upkeep while providing maximum enjoyment with patio area, border plant and shrubs.

