

FREEHOLD



12 HOLEBECK ROAD, BARROW-IN-FURNESS, LA13 0HR

£250,000

FEATURES

- Family Sized Semi-Detached Home
- Highly Popular Holbeck Location
- Enclosed Rear Garden With WC
- Gas CH System & uPVC DG
- Off-Road Parking
- Two Reception Rooms & Kitchen With Pantry
- Three Bedrooms & Bathroom
- Ideal Family Home Buyer
- Close To Transport Links & Local Shops
- Early Inspection Advised



 1  2  3  Off Road Parking



Situated in the highly sought-after area of Holbeck, this spacious three-bedroom semi-detached home enjoys a convenient position close to a range of local amenities, including a Premier convenience store, popular family-friendly public houses, and excellent transport links via bus routes to Barrow town centre and Roose railway station. The property is particularly well suited to families, benefiting from close proximity to two highly regarded schools: Yarlside Academy and Roose School. Offering generous living accommodation throughout, the home benefits from uPVC double glazing and a gas-fired central heating system. The accommodation briefly comprises of a lounge (currently utilised as a bedroom), dining room, modern fitted kitchen with pantry, three well-proportioned bedrooms, and a stylish contemporary bathroom. Externally, the property boasts an ample driveway providing off-road parking, together with attractive front gardens and an enclosed rear garden, ideal for families, entertaining, or outdoor enjoyment. Early viewing is highly recommended to fully appreciate the space, location, and potential this excellent family home has to offer.

Accessed through a PVC door into:

ENTRANCE PORCH

Entrance door with matching side panels, plus frosted glazed panelled door with matching side panel to:

HALLWAY

Understairs storage cupboard, door and wood laminate flooring flowing into the dining room. Radiator and stairs to the first floor. Door to:

LOUNGE

13' 0" x 13' 4" (3.96m x 4.06m)

Cast Iron fireplace set in original style surround, modern décor with coving and picture rail, radiator and uPVC double glazed bay window to the front.

DINING ROOM

11' 3" x 16' 6" (3.43m x 5.03m)

UPVC double glazed window to the rear, modern décor with picture rail and wood laminate flooring. Door to:

KITCHEN

11' 4" x 7' 2" (3.45m x 2.18m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to the side, electric cooker point, plumbing for a washing machine, space for a fridge/freezer, pantry and PVC double door to the rear garden.

FIRST FLOOR LANDING

Storage cupboard and provides access to three bedrooms and a bathroom.

BEDROOM

10' 11" x 13' 1" (3.33m x 3.99m)

Fitted furniture as viewed included, uPVC double glazed window to the front and radiator.

BEDROOM

10' 10" x 7' 9" (3.3m x 2.36m)

Radiator and uPVC double glazed window to the rear.

BEDROOM

7' 5" x 7' 10" (2.26m x 2.39m)

UPVC double glazed window to the rear and radiator.

BATHROOM

Modern three-piece suite comprising of a WC, wash hand vanity basin and bath with shower above. Radiator, extractor fan, tiling and uPVC double glazed window to the side.

EXTERIOR

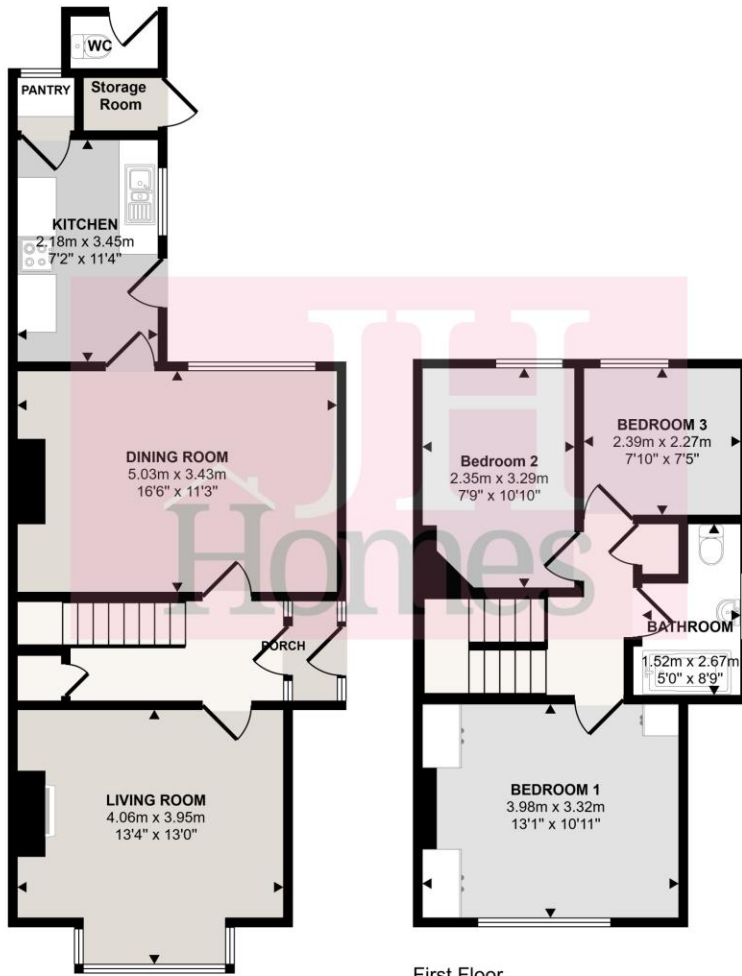
Low maintenance garden to the front, which could be adjusted for additional parking if required. Driveway gives access to the entrance door and rear garden. The rear garden is enclosed for privacy considerations, is split level and laid mostly to lawn, also has patio areas with astroturf. Complete with a storage shed and store.

WC

One piece suite.



Approx Gross Internal Area
91 sq m / 980 sq ft



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.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

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 into Holebeck Road.

The property can be found by using the following "What Three Words":

<https://w3w.co/using.jukebox.gains>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

