

FREEHOLD



63 REDOAK AVENUE,  
BARROW-IN-FURNESS,  
LA13 0LJ

£260,000

#### FEATURES

- |  |                                 |
|--|---------------------------------|
| Superior Link-Detached Bungalow                  | Kitchen & Two Double Bedrooms   |
| Maintained To A High Order Throughout            | Shower Room & Drying Area       |
| Modern Gas CH System & uPVC DG                   | Workshop & Generous Rear Garden |
| Replacement Kitchen & Shower Room                | Ample Parking To Front          |
| Entrance Vestibule & L-Shaped Lounge/Dining Room | Early Inspection Advised        |



A superb link-detached bungalow enjoys attractive open views, generous parking and well-tended gardens, set within this popular and long-established residential area of Holbeck. The property is conveniently located within comfortable walking distance of a range of local amenities, including Yarlside School, public houses, shops and regular bus routes. Beautifully presented throughout by the current owners, the bungalow has been thoughtfully modernised in recent years to include a stylish fitted kitchen, a replacement gas central heating system and a contemporary, luxury shower room. The well-proportioned accommodation comprises of a spacious open-plan lounge/dining room with gas fire, kitchen, two double bedrooms, shower room, drying area and a workshop. Occupying an excellent plot, the property boasts a generous rear garden, and parking for several vehicles to the front, making it ideal for families, downsizers or those seeking flexible outdoor space. Early viewing is highly recommended to fully appreciate the location, presentation and potential on offer. The property is offered for sale with vacant possession and no upper chain.

Accessed through a PVC door into:

#### ENTRANCE VESTIBULE

*8' 3" x 5' 3" (2.51m x 1.6m)*

Entrance door and door to:

#### L-SHAPED LOUNGE/DINING ROOM

*15' 4" x 21' 2" (4.67m x 6.45m) max*

Two uPVC double glazed windows to front and two radiators. Door to rear hallway and door to:

#### KITCHEN

*11' 7" x 8' 8" (3.53m x 2.64m)*

Fitted with a range of base, wall and drawer units with wood grain effect worktop over

incorporating one and a half bowl sink with drainer and mixer tap and splash back tiling.

Four-ring electric hob, electric oven, extractor hood, plumbing for washing machine and slimline dishwasher, space for a dryer and space for a fridge/freezer. UPVC double glazed windows to side and external door to drying area/side aspect.

#### REAR HALLWAY

Storage cupboard housing combination boiler for the heating and hot water system. Also gives access to bedrooms and shower room.

#### LOFT

Accessed via the rear hallway and has some boarding plus a light point.

#### BEDROOM

*12' 1" x 11' 8" (3.69m x 3.56m)*

A well proportioned room with uPVC double glazed window to rear and radiator.

#### BEDROOM

*10' 8" x 9' 3" (3.25m x 2.82m)*

Radiator and uPVC double glazed window to rear.

#### SHOWER ROOM

Three piece suite comprises of WC, wash hand vanity basin and separate shower enclosure with fixed shower. Complete with full tiling and uPVC double glazed window to side.



## EXTERIOR

Extensive tarmac driveway for off-road parking for several vehicles, with access to entrance door and drying area via electric roller door. Low maintenance garden to front and well-established garden to rear with some fine views towards Barrow town. The rear garden provides ample outdoor space thoughtfully designed to enjoy throughout the year. There is a mix of lawns and paved areas that will appeal to both keen and aspiring gardeners.

## DRYING AREA

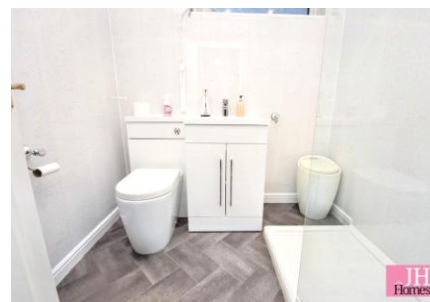
17' 3" x 13' 11" (5.26m x 4.24m) max

Storage cupboard, additional parking if required and PVC double doors to:

## STORE/WORKSHOP

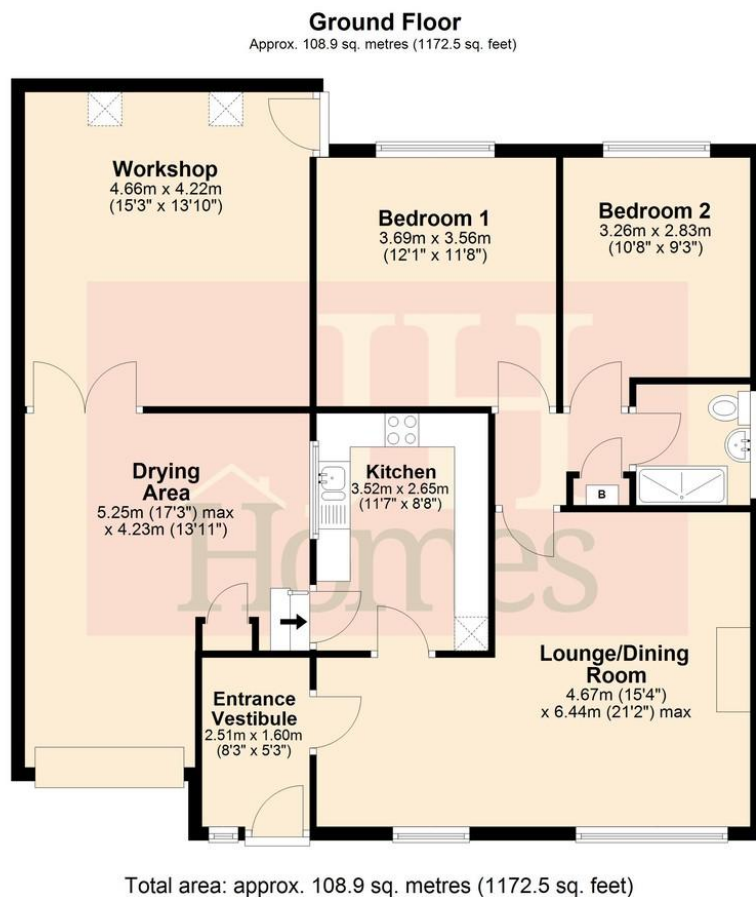
15' 3" x 13' 10" (4.65m x 4.22m)

Window, light and power points and external door to rear patio.



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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:

From Roose Road proceed to the roundabout by Deltawaite, taking the first exit onto Leece Lane and your first left into Holbeck Road, which then continues into Yarlside Road approaching The Furness Abbey. Turn right into Holbeck Park Avenue, past Yarlside School and first right into Redoak Avenue.

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

<https://w3w.co/pass.shift.switch>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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.

