



Mulberry Way | Barrow-in-Furness | Cumbria | LA13 0RR

- Stunning Extended Semi-Detached True Bungalow
- Sought After Location In Holbeck
- Completely Renovated By The Current Vendor
- Hall, Lounge, Rear Hall Area
- Fitted High Shine Grey Kitchen
- Modern Fitted Bathroom Suite
- 2 Bedrooms, Sitting Room

Offers In Region Of £265,000

- Easy Maintenance Gardens
- Off-Road Parking, Detached Garage
- Council Tax Band B



Property Description

We are delighted to bring to the market this stunning extended semi-detached true bungalow in the sought after location in Holbeck close to local amenities, transport links, easy access to the local Abbey and nature walks.

The property has been completely renovated by the current vendors to a very high standard and would suit a variety of buyers.

The property comprises of entrance hallway giving access to a pleasant lounge, modern fitted high shine grey kitchen with appliances, rear hall area to two bedrooms, the extended sitting room with patio doors to the rear garden and a modern fitted bathroom suite.

The property benefits from central heating, double-glazing, off road parking for several cars, double gates to the side of the property and access to the detached garage, paved seating areas over the split level garden with decked seating area and summer house.

Viewings are essential to appreciate size and standard on offer.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Mulberry Way is a cul-de-sac location off Holbeck Park Avenue in Holbeck.

What 3 words - ///vast.people.petal

FRONTAGE

Off road parking for several cars leading to the side of the property with a double gate, access to garage, rear garden, easy maintenance front paved area and steps to.

ENTRANCE HALL

Laminate flooring, radiator, storage cupboard and doors to.

LOUNGE

16' 6" x 10' 7" (5.04m x 3.25m) Double-glazed window, radiator, feature fire surround with coal effect fire, laminate flooring and doors to.

REAR HALL

Access to loft, storage cupboard and doors to.

KITCHEN

Double-glazed window, radiator, double-glazed door, fitted coloured wall base drawer units with worktops to compliment, inset stainless steel 1 1/2 bowl sink with mixer taps, integrated oven, 4-ring hob with extractor over, fridge, tiled splash, tiled flooring and spotlight ceiling.

BEDROOM 1

8' 9" x 11' 7" (2.69m x 3.55m) Double-glazed sliding doors to rear extended room, radiator, part-panelled walls and built-in wardrobes.

BEDROOM 2

9' 8" x 8' 4" (2.95m x 2.56m) Double-glazed window, radiator, laminate flooring, part-panelled walls and double-glazed sliding doors to rear extended room.

SITTING ROOM/EXTENDED CONSERVATORY

17' 8" x 10' 3" (5.40m x 3.14m) Double-glazed windows, double-glazed patio doors, radiator, laminate flooring, spotlight ceiling and double-glazed sliding doors to both bedrooms.

BATHROOM

Double-glazed frosted window, radiator, white modern suite with low level WC, hand wash basin with mixer taps/vanity unit, panelled enclosed shaped bath with mixer taps, double headed shower, feature tiled walls, panelled ceiling with spotlights and laminate flooring.

GARAGE

8' 7" x 18' 4" (2.63m x 5.61m) Double-glazed double doors to front, power/lights and plumbing for washer.

GARDEN

Paved seating areas, raised paved areas with flower beds, mature plants/trees, summer house, raised decked seating area, water tap and outside lighting.

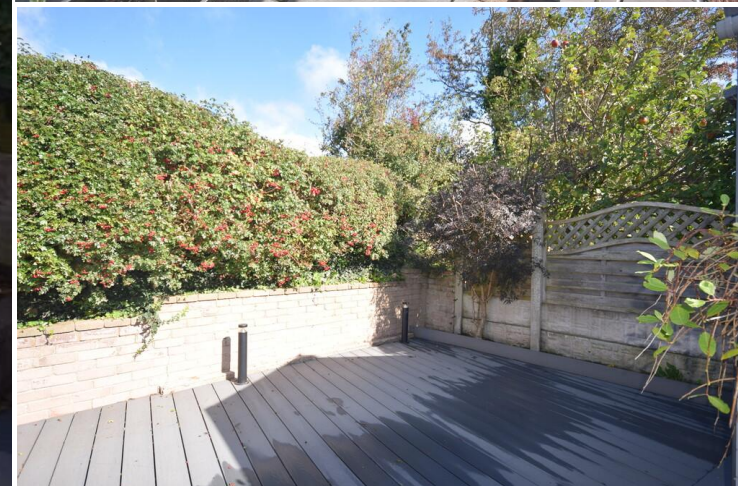
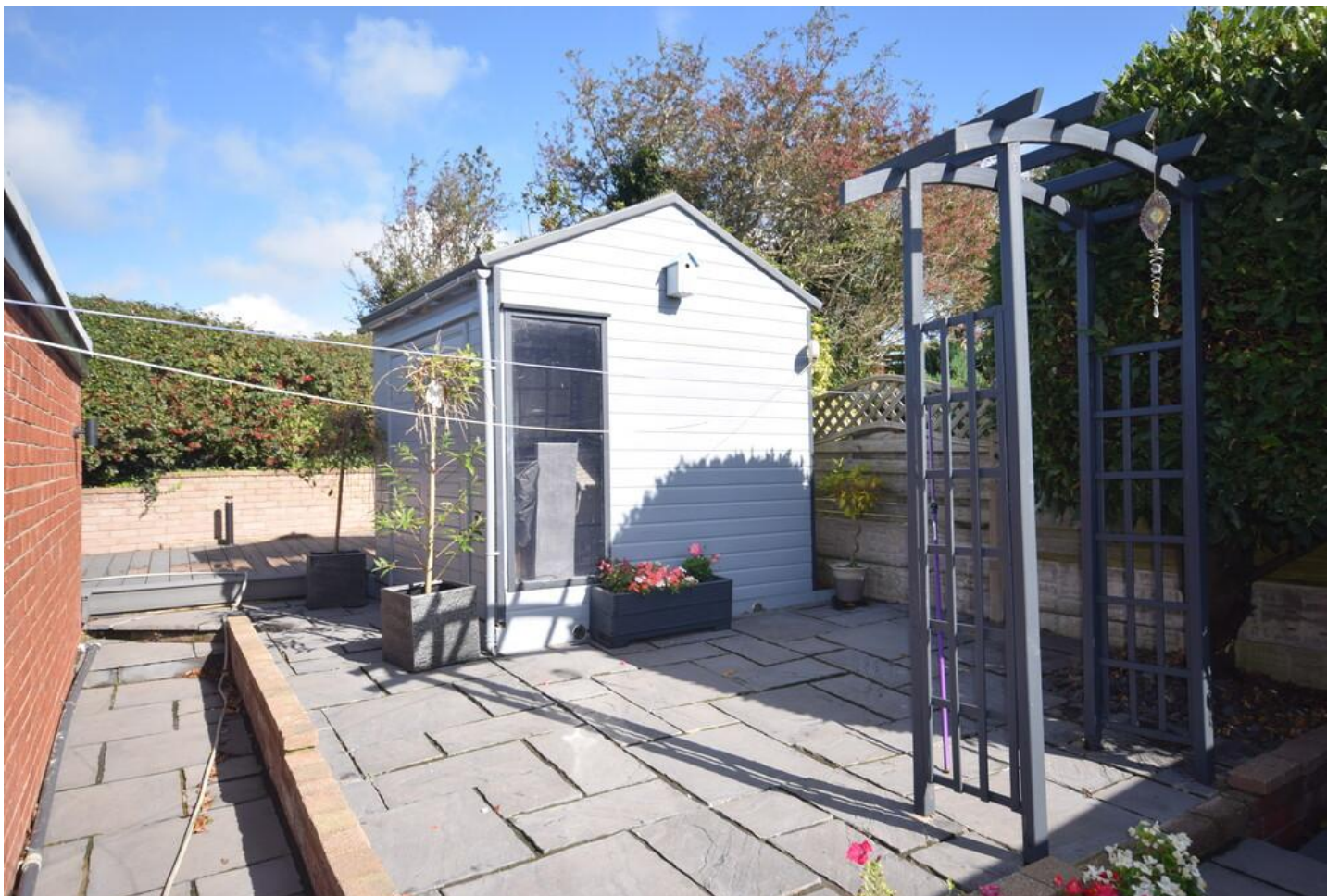
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Anti-Money Laundering checks cost - £25.00 + VAT ** This is non-refundable once the AML check has been carried out **







Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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