

FREEHOLD



55 BALMORAL DRIVE, BARROW-IN-FURNESS, LA13 0HX

£250,000

FEATURES

Beautifully Presented
Semi-Detached Bungalow
Suitable For A Variety Of
Buyers

Highly Popular Holbeck
Location

Fantastic, Recently
Installed Kitchen

Hallway & Bay Windowed
Lounge

Two Double Bedrooms
Four Piece Bathroom
Suite

Gardens Front Side &
Rear

Outside Store &
Driveway

Early Inspection
Advised



1



1



2



Off Road
Parking



Beautifully presented and spacious two-bedroom semi-detached bungalow which has been thoughtfully updated by the current owners, creating a stylish and comfortable home in the highly sought-after Holbeck area. Enjoying an excellent position, conveniently located close to a range of everyday amenities, including local shops, popular family-friendly public houses such as The Ship and Crofters, together with regular bus services providing easy access to Barrow town centre and Roose train station. The nearby Yarlside academy and Roose school also make this an appealing choice for a variety of buyers, including young families. Comprising of welcoming bay-windowed lounge, impressive kitchen/diner, two generously proportioned double bedrooms and stunning contemporary four-piece family bathroom, finished to a high standard. Externally, the property occupies a particularly attractive plot with gardens extending to the front, side and rear. The low-maintenance gardens provide a pleasant outdoor space, while the driveway offers ample off-road parking. Complete with uPVC double glazing and a gas central heating system, this impressive bungalow represents an excellent opportunity for those seeking a well-appointed home in a popular residential area. Early viewing is highly recommended, and appointments are available through the offices of JH Homes.

Entered through a PVC door with glazed inserts into:

PORCH

Door to:

HALLWAY

Storage cupboard, radiator and doors to lounge, kitchen, two bedrooms and bathroom.

LOUNGE

13' 9" x 11' 3" (4.19m x 3.43m)

Spacious and beautifully presented with striking media wall housing inset electric fire and attractive timber-effect acoustic panelling, bay window and radiator.

KITCHEN/BREAKFAST ROOM

17' 1" x 11' 3" (5.21m x 3.43m)

Fitted with an impressive range of stylish base, wall and drawer units with attractive wood-effect work surface over, incorporating central island and sink and drainer with swan-necked mixer tap plus splashbacks. Integrated appliances include a single oven, microwave, gas hob, extractor fan, dishwasher and wine fridge, with space and plumbing for washing machine and dryer. Contemporary flooring, feature lighting, radiator, uPVC double-glazed window to side and PVC French-style double-glazed double doors to side rear garden.

BEDROOM

15' 9" x 10' 2" (4.8m x 3.1m)

Double room with radiator and uPVC double glazed window to front.

BEDROOM

12' 9" x 9' 11" (3.89m x 3.02m)

Further double room with uPVC double glazed window to rear and radiator.

BATHROOM

Four-piece, traditional white suite comprising of panelled bath with shower attachment, separate enclosed shower cubicle, pedestal wash hand basin and low-level WC. Attractive tiled walls with decorative feature tiling, wood-effect flooring and uPVC frosted window.

EXTERIOR

Attractive, well-established gardens to front, side and rear, providing a good degree of privacy and making the most of the generous plot. The front garden is laid mainly to lawn and enclosed by established hedging and low-level brick walling,



with well-stocked borders providing an abundance of mature shrubs and flowering plants. A paved pathway leads to the front entrance, while the adjoining driveway provides ample off-road parking. The side and rear gardens are particularly pleasant and private, featuring areas of lawn, paving and block-paved seating, established borders and a variety of mature shrubs and plants. The enclosed rear garden offers a good-sized, low-maintenance outdoor space, ideal for relaxing and enjoying the garden during the warmer months. A further paved area alongside the property provides useful additional space for seating, storage and outdoor entertaining. Overall, the gardens are a real feature of the property, offering attractive, well-maintained outdoor space surrounding the bungalow.

STORE

6' 6" x 11' 9" (1.98m x 3.58m)

Pedestrian door, light and power.



Call us on

01229 445004

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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

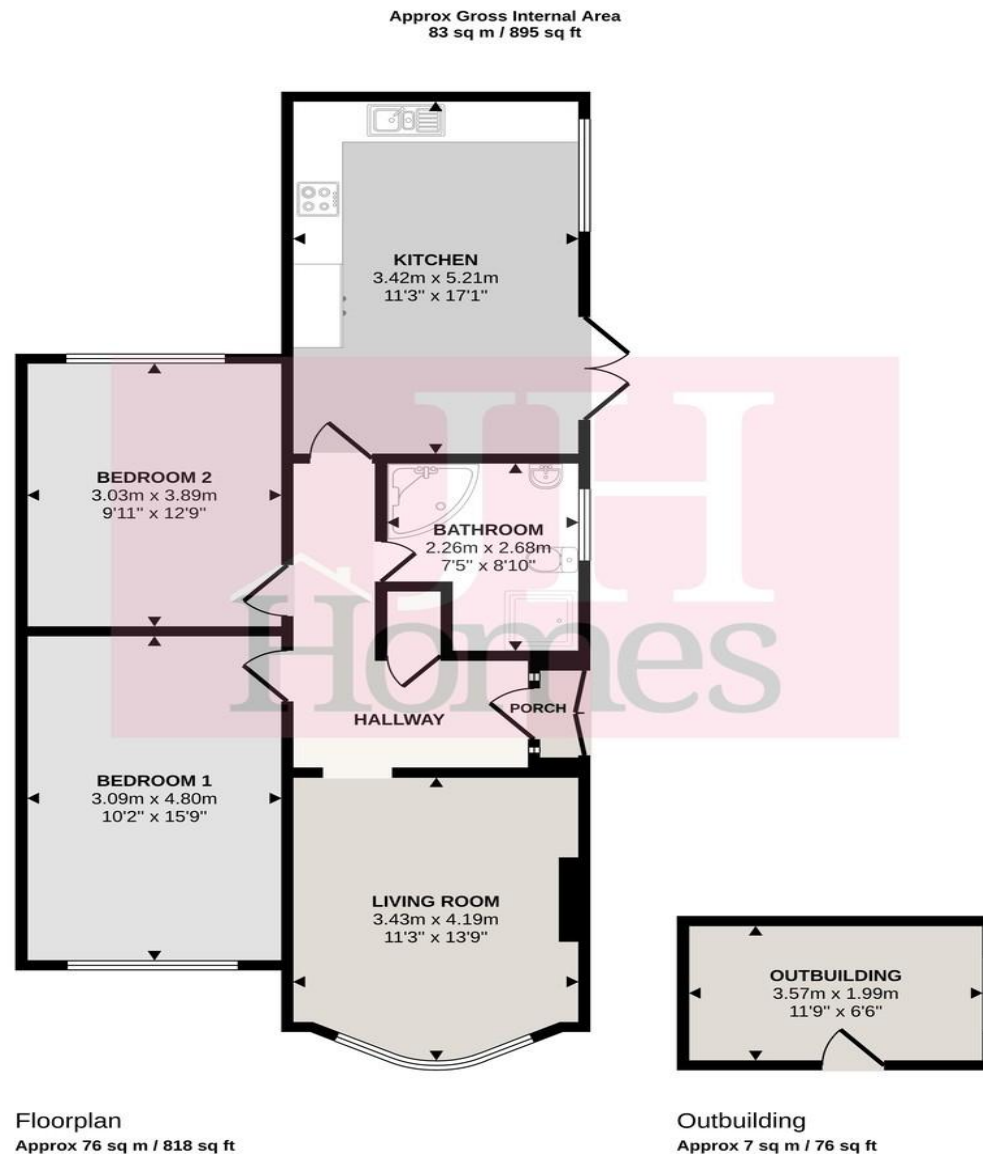
COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage 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, 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. Turn left at the Old Smithy fish and chip shop and continue passed Yarlside stores and The Ship Inn and take your following right into Balmoral Drive. Follow the road round to your right with the property being found on the left-hand side. The property can be found by using the following "What Three Words" <https://w3w.co/moved.bags.pots>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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.

