



## Spruce Rise | Barrow-in-Furness | Cumbria | LA13 0RW

- Extended Family Home
- Sought After Location In Holbeck
- Lounge, Fitted Kitchen
- Large Second Reception Room
- 4 Bedrooms
- Family Bathroom
- CH, DG, Off Road Parking, Garage

## Offers In Region Of £269,950

- Front Garden, Mature Rear Garden
- Viewings Are Recommended
- Council Tax Band B



## Property Description

We are pleased to bring to the market this extended family home in the sought after location in Holbeck, close to local amenities, transport links and popular primary schools. The property boasts excellent living accommodation comprising of spacious lounge with pleasant views, fitted kitchen and a large second reception room. To the first floor, the property has four good size bedrooms and a family bathroom.

The property benefits from central heating, double-glazing, off-road parking giving access to garage/workshop, easy maintenance front garden and a mature rear enclosed garden with decked area and a lawned area with plants/shrubs.

Viewings are highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, electric, water, telephone, drainage.

### LOCATION

Spruce Rise is located off Redoak Avenue in Holbeck close to local amenities, popular primary school and transport links.

### FRONTAGE

Off-road parking giving access to garage, easy maintenance front garden area, steps to double-glazed porch with double-glazed windows.

### LOUNGE

**13' 5" x 14' 8" (4.09m x 4.49m)** Double-glazed window with views, radiator, laminate flooring, part panelled walls, stairs to first floor and door to.

### 2<sup>ND</sup> RECEPTION ROOM

**21' 9" x 9' 11" (6.63m x 3.04m)** Double-glazed windows, radiator, double-glazed sliding doors to rear garden and laminate flooring.

### KITCHEN

Double-glazed windows, radiator, double-glazed door to rear, fitted wall base drawer units with worktops to compliment, black sink with mixer taps, cooker point with extractor over, plumbing for washer, tiled splash, laminate flooring and door to.

### LANDING

Access to loft, storage cupboard, laminate flooring and doors to.

### BEDROOM 1

**9' 9" x 11' 8" (2.98m x 3.58m)** Double-glazed window with pleasant views, radiator, laminate flooring and storage cupboard.

### BEDROOM 2

**9' 9" x 7' 11" (2.99m x 2.42m)** Double-glazed window and radiator.

### BEDROOM 3

**10' 2" x 10' 6" (3.10m x 3.22m)** Double-glazed windows, radiator and dado rail.

### BEDROOM 4

**9' 10" x 10' 10" (3.00m x 3.31m)** Double-glazed windows, dado rail, radiator, and borrowed frosted window.

### BATHROOM

Double-glazed frosted window, radiator, white suite with low level WC, hand wash basin with mixer taps, vanity unit, panelled enclosed bath with mixer taps, double headed over shower and panelled walls.

### GARDEN

Extensive mature enclosed garden with decked seating area, lawned area with mature plants/shrubs, paved seating area, side access gate and access to garage.

### WORKSHOP

**8' 9" x 24' 10" (2.69m x 7.57m)** Front door, large workshop with two windows and door to rear garden.

### AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 Plus 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             |         |           |
| 69-80 | C             | 70 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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