

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

£295,000

FEATURES

- Family Sized Link Detached Bungalow
- Highly Popular Area Close To Yarlside Academy
- Well Maintained By Current Owner
- Gas CH System & UPVC DG
- Hallway & L-Shaped Lounge/Dining Room
- Modern Kitchen, Luxury Shower Room
- Three Double Bedrooms
- Extensive Gardens With Views
- Ample Off-Road Parking
- Early Inspection Advised

1 | 2 | 3 | Off Road Parking, Carport





JH Homes

Superb family-sized link-detached bungalow enjoying attractive open views, generous off-road parking and beautifully maintained gardens, ideally situated within this popular and long-established residential area of Holbeck. Conveniently positioned within walking distance of a range of local amenities, including Yarlside Academy, Roose School, public houses, shops and regular bus routes, making this an excellent location for a wide variety of purchasers. Beautifully presented throughout by the current owners, the bungalow has been thoughtfully modernised in recent years and benefits from a stylish fitted kitchen, replacement gas central heating system and contemporary luxury shower room. Comprising of spacious open-plan lounge and dining room, fitted kitchen, three double bedrooms, modern shower room and useful drying area. Occupying an excellent plot with ample parking to the front and boasting a particularly impressive three-tiered rear garden with some outstanding views towards Barrow Town, offering generous outdoor space with plenty of scope for entertaining, relaxation or family use. This superb bungalow would make an ideal home for families, downsizers or those seeking flexible and easily managed living. Early viewing is highly recommended to fully appreciate the position, presentation and considerable appeal this property has to offer.

Accessed through a PVC door with glazed inserts into:

PORCH
Laminate flooring, coving to ceiling and radiator.

LOUNGE/DINER
8' 10" x 15' 5" (2.69m x 4.7m)
"L" shaped room with two uPVC double glazed windows facing the front with fitted vertical blinds and views over rooftops toward Morecambe Bay in the distance. Fireplace housing an electric fire with polished surround, coving to ceiling, two radiators, four wall lights and power points. Internal door leading to inner hall.

KITCHEN
11' 8" x 8' 6" (3.56m x 2.59m)
Fitted with an extensive range of base, wall and drawer units with contrasting granite work surface over incorporating sink unit with swan style mixer tap. Integrated dishwasher, recess space for electric oven with exposed chimney style extractor hood over and further recess space for fridge/freezer. Overhead lighting, power points, uPVC double glazed window to side with outlook towards a courtyard and PVC door opening to courtyard area.

INNER HALL
Access to bedrooms and shower room. Access to loft with drop down ladder and cupboard for storage.

BEDROOM
9' 2" x 11' 9" (2.79m x 3.58m)
Double room with exposed flooring, set of PVC double glazed sliding patio doors with fabulous outlook towards the extensive rear garden. Overhead light, telephone point, power points and radiator.

BEDROOM
12' 3" x 10' 6" (3.73m x 3.2m)
Double room with overhead light, power point, radiator and uPVC double glazed window to rear.

BEDROOM
10' 8" x 9' 0" (3.25m x 2.74m)
Further double room with radiator, overhead light, power points and uPVC double glazed window to rear.

SHOWER ROOM
6' 7" x 6' 3" (2.01m x 1.91m)
Three piece suite comprising of corner shower unit with glazed door and vanity unit housing low level, dual flush, concealed WC and wash hand basin with mixer tap and ample storage to side and below. Cladding to walls and ceiling, high level double glazed window and overhead light.

EXTERIOR

To the front of the property is a deep-set lawned garden, complemented by an extensive driveway to the side providing generous off-road parking. Double doors give access to a useful store, with further access leading to the PVC front entrance door. To the rear is an impressive, fully enclosed garden, offering a good degree of privacy and accessible both from within the property and via the store. The garden features a variety of established planting areas, lawn, patio seating area and a useful wooden shed, providing an excellent outdoor space for relaxing and entertaining.

STORE

10' 2" x 7' 7" (3.1m x 2.31m)

Double doors to front, space and plumbing connection for washing machine and rear door opening to a covered courtyard.



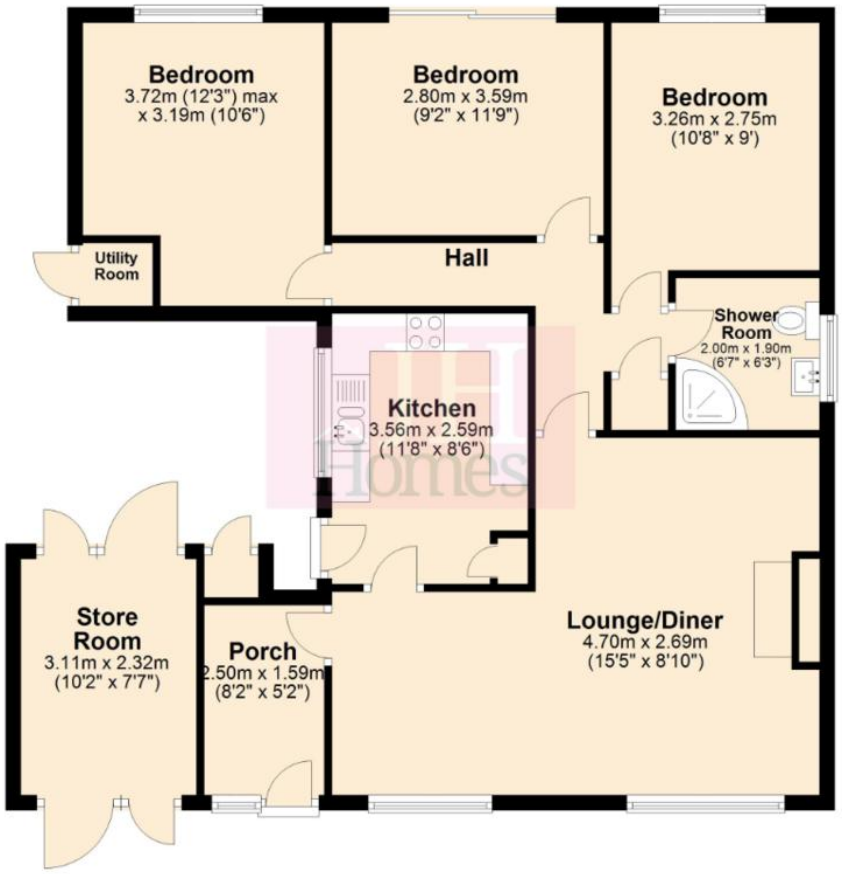






Ground Floor

Approx. 89.8 sq. metres (966.6 sq. feet)



Total area: approx. 89.8 sq. metres (966.6 sq. feet)

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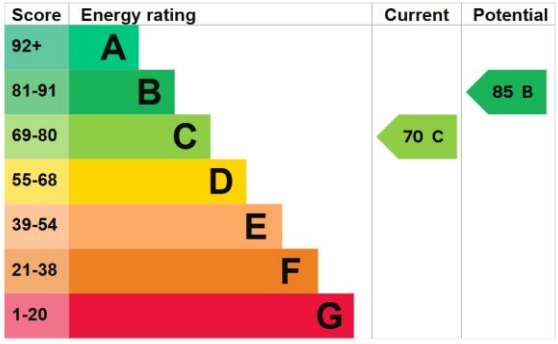
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GENERAL INFORMATION

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 roundabout by Deltawaite taking the first exit onto Leece Lane and taking your first left into Holbeck Road, which then continues into Yarlside Road approaching Furness Abbey. Turn right into Holbeck Park Avenue, passed Yarlside School and first right into Red Oak Avenue where the property can be found on the your left-hand side. The property can be found by using the following ''What Three Words'' https://w3w.co/smiles.museum.share



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.