

FREEHOLD



## 2 CHESTNUT WALK, BARROW-IN-FURNESS, LA13 0JB

# £250,000

### FEATURES

- Detached Bungalow In Highly Sought-After Location
- Sizeable Plot With Some Fine Views
- Gardens Front, Side & Rear
- Gas CH System & uPVC DG
- Hallway, Lounge & Dining Room
- Fitted Kitchen & Bathroom (Four-Piece)
- Three Bedrooms. Extensive Driveway
- Workshop/Garage (Not Vehicle Accessed)
- Suitable For A Variety Of Buyers
- No-Chain Involved



Detached bungalow occupying a favourable plot with some fine views situated in this popular and established residential cul-de-sac location in Holbeck, within walking distance to local amenities including Yarlside School, public houses, shops and regular bus routes. Well presented by the current owners with modern gas central heating system, uPVC double glazing and four-piece bathroom. Offering a good-sized lounge with coal effect living flame gas fire, dining room, fitted kitchen with integral appliances, three good-sized bedrooms with bedroom two having French doors to rear patio and bathroom. Sited on attractive well-tended gardens with lawns to three sides, patio and offers parking for several vehicles, attached workshop/garage (not vehicular accessed). Highly recommended for early viewing and considered suitable for a wide range of buyers from the family purchaser to those looking for a spacious retirement bungalow. Offered for sale with the benefit of vacant possession and no upper chain.

Accessed through PVC door into:

#### **ENTRANCE HALLWAY**

Entrance door, wood laminate flooring, three storage cupboards and radiator. Doors to all rooms (except dining room).

#### **LOUNGE**

*9' 10" x 15' 11" (3m x 4.85m)*

UPVC double glazed window to front and coal effect living flame gas fire with marble effect back/plinth and pine stained surround. Wood laminate flooring and radiator. Open to:

#### **DINING ROOM**

*10' 4" x 9' 1" (3.15m x 2.77m)*

Wood laminate flooring, uPVC double glazed window to side and radiator. Door to:

#### **KITCHEN**

*10' 3" x 9' 9" (3.12m x 2.97m)*

Fitted with a range of base, wall and drawer units with wood grain worktop over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. Electric undercounter double oven, gas hob and extractor hood. Space for fridge/freezer, plumbing for dishwasher, uPVC double glazed windows and external PVC door to rear. Door back to hallway.

#### **BEDROOM**

*11' 9" x 9' 1" (3.58m x 2.77m)*

Well-proportioned room with uPVC double glazed window to side and radiator.

#### **BEDROOM**

*8' 9" x 12' 1" (2.67m x 3.68m)*

UPVC double glazed window to rear, radiator and PVC French Style double glazed double doors to side garden and patio.

#### **BEDROOM**

*8' 10" x 8' 7" (2.69m x 2.62m)*

Radiator and uPVC double glazed window to front.

#### **BATHROOM**

Fitted with four piece suite comprising of WC, wash hand vanity basin, bath and shower cubicle. Fully tiled with heated towel rail and two uPVC double glazed windows to rear.

## EXTERIOR

Extensive driveway with off-road parking for several vehicles. Well established gardens to front and two sides laid mostly to lawn with some fine views towards Barrow town. Mix of lawns and paved areas which will appeal to both keen and aspiring gardeners.

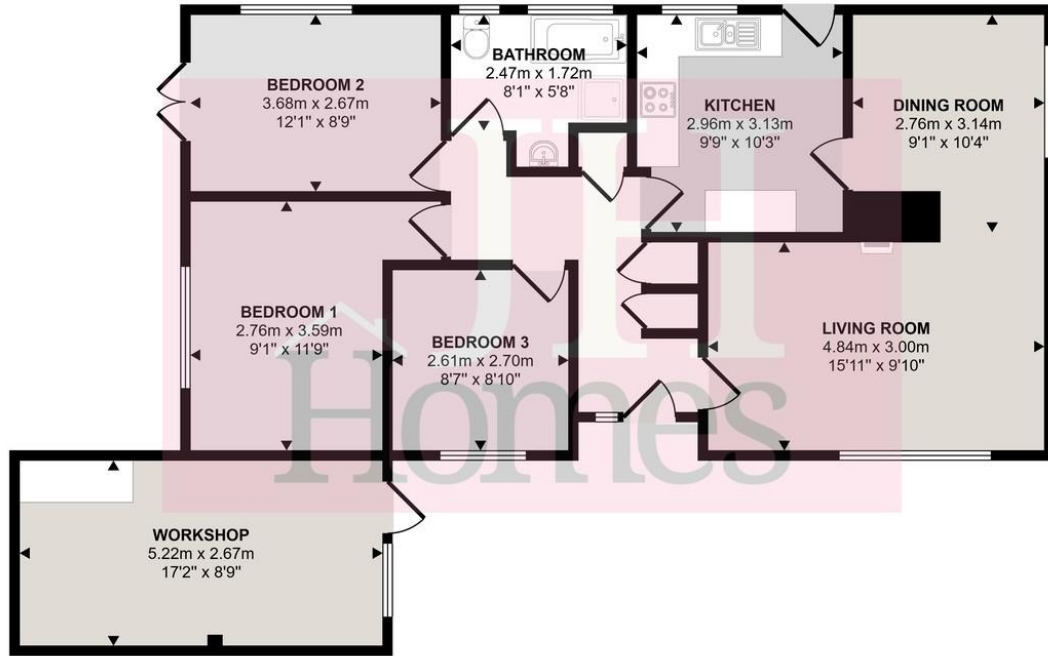
## WORKSHOP/GARAGE

8' 9" x 17' 2" (2.67m x 5.23m)

PVC pedestrian door, light and power points, gas and electric meters and wall mounted combination boiler for heating and hot water system.



Approx Gross Internal Area  
91 sq m / 983 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: D  
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. Take your first left into Holbeck Road and at Yarlside Stores, turn right into Carisbrook Crescent. Continue straight on at the roundabout, up the hill and at the junction with Rowan Drive, turn left. Turn left again at the top into Red Oak Avenue and immediate right into Chestnut Walk.

The property can also be found by using the following "What Three Words": <https://w3w.co/united.butter.career>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 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.

