

FREEHOLD



106 YARLSIDE ROAD,
BARROW-IN-FURNESS,
LA13 0EU

£280,000

FEATURES

Well Presented Semi -
Detached

Ideal Family Home

Highly Popular Holbeck
Location

Gas CH System & UPVC DG
Hallway & Lounge

Dining Room & Modern
Kitchen

Three Good Sized
Bedrooms

Luxury Bathroom

Well Maintained
Gardens

Ample Driveway &
Garage



1



2



3



Garage,
Off Road
Parking



Situated in the highly sought-after area of Holbeck, this spacious three-bedroom semi-detached home enjoys a convenient position close to a range of local amenities and transport links. These include a Premier convenience store, the popular family-friendly public houses The Ship and Crofters, regular bus services to Barrow town centre and Roose Railway Station. Particularly well suited to families, with a selection of well-regarded local schools within easy reach, including Yarlside Academy and Roose School. A notable feature of the property is the detached garage and generous driveway, providing excellent off-road parking. The well-presented accommodation benefits from uPVC double glazing and gas-fired central heating throughout and comprises of entrance porch, welcoming hallway, bay-fronted lounge, separate dining room and modern fitted kitchen to the ground floor with three bedrooms and an impressive four piece bathroom suite to the first floor. Externally, the property boasts attractive and well-established gardens to both the front and rear. The rear garden provides an excellent combination of lawn, mature borders, established shrubs and a generous, paved patio, ideal for outdoor dining and entertaining. Early viewing is highly recommended to fully appreciate the generous accommodation, excellent gardens, detached garage, open outlook and highly convenient Holbeck location.

Accessed through a set of double PVC doors with glazed inserts into:

ENTRANCE PORCH

Door to:

HALL

Doors to lounge and kitchen. Stairs to first floor with understairs cupboard and radiator.

LOUNGE

13' 0" x 11' 5" (3.96m x 3.48m)

Bay-fronted room with attractive log-burning stove set within a feature fireplace, bay window with fitted blinds, wood-effect flooring, built-in display shelving and storage. Attractive arched opening to dining room.

DINING ROOM

8' 11" x 8' 5" (2.72m x 2.57m)

Wood-effect flooring, decorative coving and contemporary ceiling light. Full-height glazed patio doors offer a pleasant outlook onto, and direct access to, the rear garden.

KITCHEN

8' 11" x 10' 7" (2.72m x 3.23m)

Fitted with a good range of base, wall and drawer units with attractive work surface over incorporating stainless steel sink and drainer with mixer tap and contemporary metro-style tiled splash backs. Integrated double oven and five-ring gas hob, together with a stainless-steel extractor hood. Space and plumbing for washing machine and tumble dryer and freestanding fridge freezer. UPVC double glazed window to side, wood effect flooring and PVC door giving direct access to the rear of the property.

FIRST FLOOR LANDING

UPVC double glazed window to side and access to bedrooms and bathroom.

BEDROOM

12' 11" x 10' 7" (3.94m x 3.23m)

Impressive uPVC double-glazed bay window overlooking the front of the property, substantial range of fitted wardrobes with mirrored sliding doors provides excellent storage, radiator and ceiling light fitting.

BEDROOM

8' 11" x 10' 8" (2.72m x 3.25m)

A well-proportioned second room, enjoying plenty of natural light from the rear-facing uPVC double-glazed window. Radiator and ceiling light point.

BEDROOM

8' 2" x 6' 10" (2.49m x 2.08m)

UPVC double-glazed window to front, radiator and ceiling light point.

BATHROOM

Four-piece suite comprising of freestanding-style bath, separate walk-in shower enclosure, vanity wash hand basin with useful storage beneath, and contemporary WC. Attractive wood-effect wall panelling, wood-effect flooring and two uPVC double-glazed windows.

GARAGE

19' 10" x 9' 2" (6.05m x 2.79m)

EXTERIOR

Well-maintained front and rear gardens, together with excellent off-road parking. To the front, a substantial block-paved driveway provides generous parking and leads alongside the property towards the rear, while the enclosed front garden features a neat lawn, mature shrubs and established planting. A gated entrance provides access to the side and rear. The enclosed rear garden is particularly spacious, offering a lovely family-friendly outdoor area with two lawned sections divided by an attractive timber-decked walkway. The decking continues to a raised seating and entertaining area at the far end, creating a pleasant space for outdoor dining and relaxation. The garden is fully enclosed by fencing and walls, providing a good degree of privacy. There is also a substantial detached garage running along one side of the garden, offering excellent additional storage or potential for a variety of uses. A timber shed and further storage areas are also provided.



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GENERAL INFORMATION

TENURE: Freehold

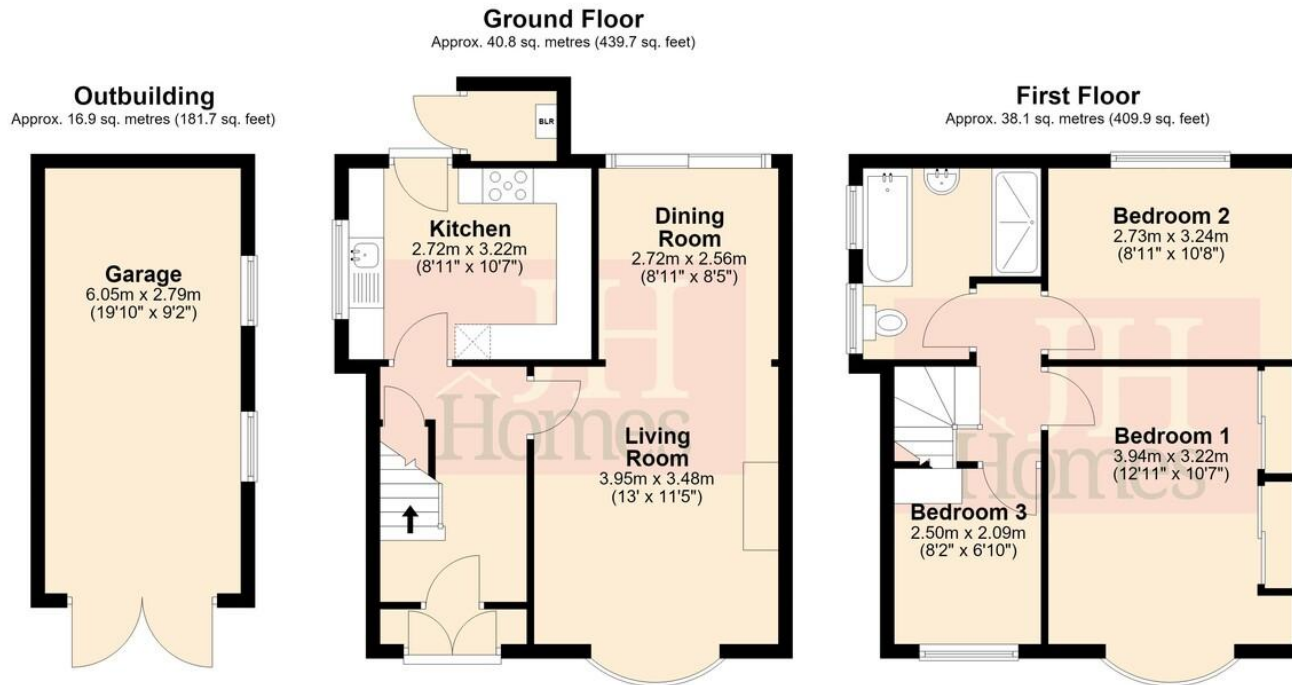
COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric and water 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 into Holebeck Road and take your first left into Yarlside Road where the property can be found on your right hand side. The property can be found by using the following 'What Three Words' <https://what3words.com/boil.pack.broom>



Total area: approx. 95.8 sq. metres (1031.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 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.

