

FREEHOLD



# 90 YARLSIDE ROAD, BARROW-IN-FURNESS, LA13 0EU

## £295,000

### FEATURES

Impressive Extended Family  
Semi-Detached

Highly Popular Holbeck  
Location

Close To Yarlside Academy

Gas CH System & uPVC DG  
With Shutter Blinds

Hallway & Bay Windowed  
Lounge

Dining Room & Sitting  
Room

Modern Kitchen, Utility  
Area & Cloaks/WC

Three Bedrooms & Luxury  
Bathroom (Four-piece)

Gardens To Front & Rear,  
Ample Driveway

Detached Garage. Early  
Inspection Advised



 1    3    3    Garage,  
Off Road  
Parking



Situated in the highly sought-after area of Holbeck, this spacious extended three-bedroom semi-detached home enjoys a convenient position close to a range of local amenities, including a Premier convenience store, the popular family-friendly public houses The Ship and Crofters, regular bus routes to Barrow town centre, and Roose railway station. The property is ideally suited to families, benefiting from excellent nearby schooling, including Yarlside Academy and Roose School. A particular feature of this attractive home is the detached garage and ample off-road parking provided by a generous driveway. The accommodation is enhanced by uPVC double glazing, recently installed shutter blinds, and a gas-fired central heating system throughout. The well-presented accommodation comprises of an entrance hall, bay-fronted lounge, separate dining room, extended family/sitting room, modern fitted kitchen, cloakroom/WC, and utility area. To the first floor there are three well-proportioned bedrooms, with fitted wardrobes to bedrooms two and three, together with a luxury four-piece family bathroom. Externally, the property benefits from attractive, low-maintenance gardens to both the front and rear, providing an excellent outdoor space for relaxing and entertaining. Early viewing is highly recommended to fully appreciate the size, quality, and location of this impressive family home.

Accessed through a PVC door into:

#### **ENTRANCE HALLWAY**

Entrance door, understairs cupboard, Parquet flooring and radiator. Door to kitchen and door to:

#### **LOUNGE**

*14' 10" x 11' 6" (4.52m x 3.51m)*

Coal effect living flame gas fire with marble effect back, plinth and Adam's style surround. UPVC double glazed bay window to the front, modern décor with coving and a radiator. Feature archway to:

#### **DINING ROOM**

*8' 10" x 7' 11" (2.69m x 2.41m)*

Wood laminate flooring, modern décor with wall panel, coving and a radiator. Feature shelving and opening to:

#### **FAMILY/SITTING ROOM**

*9' 11" x 10' 4" (3.02m x 3.15m)*

Roof window, wood laminate flooring and PVC French style double glazed double doors to the rear garden. Open to utility area, plus door to the cloaks/WC. Door to:

#### **KITCHEN**

*8' 5" x 10' 9" (2.57m x 3.28m)*

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating single sink with mixer tap and splash back tiling. UPVC double glazed window to the side, wine rack, electric hob, extractor fan, electric oven, fridge, freezer and dishwasher. Door back to the hallway.

#### **UTILITY AREA**

UPVC double glazed window to the rear, worktop, plumbing for a washing machine and external PVC door to the rear garden.

#### **CLOAKS/WC**

Two-piece suite comprising of WC and wash hand vanity basin, plus uPVC double glazed window to the rear.

#### **FIRST FLOOR LANDING**

Access to three bedrooms and bathroom, plus uPVC double glazed window to the side.

#### **BEDROOM**

*14' 6" x 10' 10" (4.42m x 3.3m)*

UPVC double glazed window to the front, modern décor and a radiator.

## BEDROOM

8' 11" x 11' 1" (2.72m x 3.38m)

Radiator, uPVC double glazed window to the rear and fitted wardrobe.

## BEDROOM

8' 0" x 6' 7" (2.44m x 2.01m)

Fitted wardrobe, pleasant décor, uPVC double glazed window to the front and radiator.

## BATHROOM

Luxury four-piece suite comprising of a WC, bath with LED lighting to the skirting, wash hand vanity basin and shower cubicle. Radiator, tiling, uPVC double glazed window to the side and cupboard housing combination boiler for the heating and hot water system.

## EXTERIOR

Low maintenance and lawned garden to front. Driveway gives access to the entrance door, side aspect and garage. Plus patio with trellising to the rear, which is enclosed for privacy considerations.

## GARAGE

19' 2" x 9' 1" (5.84m x 2.77m)

Up'n'over door plus external door to rear garden.



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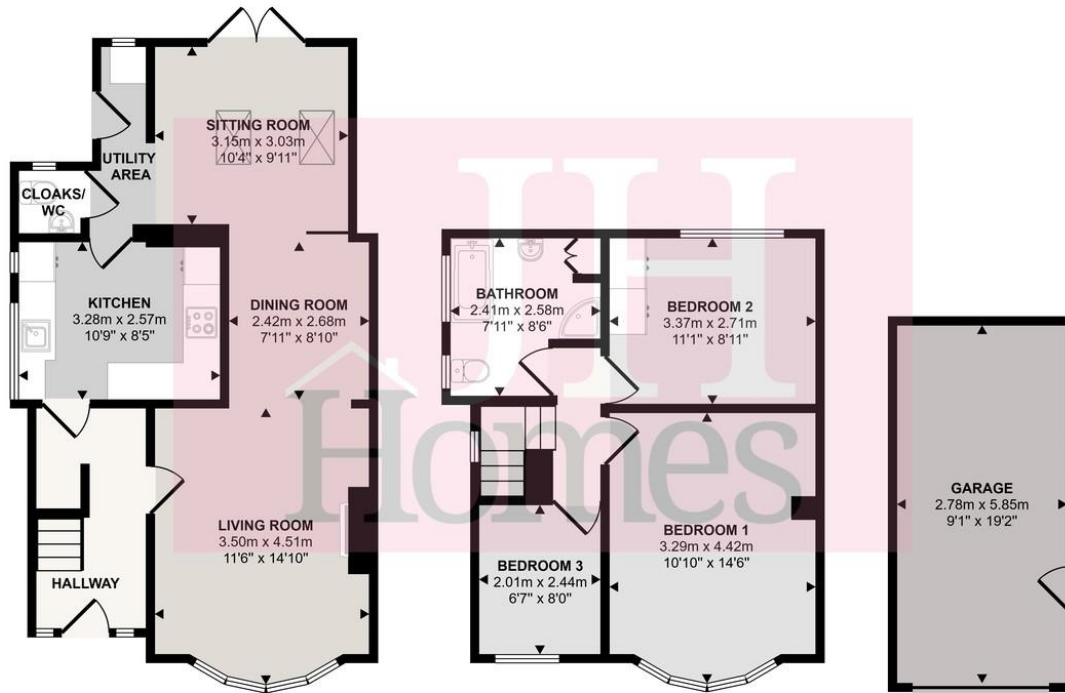
**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: C  
 LOCAL AUTHORITY: Westmorland and Furness Council  
 SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

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, past 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 just after Yarlside Stores, the property is on your right hand side. It can also be found by using the following "What Three Words": <https://w3w.co/cove.after.snacks>

Approx Gross Internal Area  
 108 sq m / 1160 sq ft



Ground Floor  
 Approx 52 sq m / 563 sq ft

Second Floor  
 Approx 39 sq m / 422 sq ft

Garage  
 Approx 16 sq m / 175 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 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.

