

FREEHOLD



58 MULBERRY WAY, BARROW-IN-FURNESS, LA13 0RR

£195,000

FEATURES

- Superior End of Terrace
- Highly Popular Holbeck Location
- Cul-De-Sac & Early Inspection Advised
- Gas CH System & UPVC DG
- Fabulous Kitchen
- Luxury Bathroom
- Open Plan Lounge
- Kitchen With Integral Appliances
- Two Bedrooms
- Gardens Front/Side/Rear & Allocated Parking



-  1
-  1
-  2
-  Off Road Allocated Parking



Fantastic purchase opportunity to acquire a super end of terrace home occupying an elevated position in a quiet cul-de-sac on the ever-popular Holbeck Estate in Barrow. The property is situated within walking distance to the highly regarded Yarlside Academy, and close to family friendly public houses, a swing park, bus routes and a local Premier shop. Early inspection is strongly advised as the property has been well updated and maintained by the current vendor with modern contemporary decoration throughout, including a modern gas central heating system, uPVC double glazing, fantastic kitchen/dining room with integral appliances, private rear garden and allocated parking space. The accommodation briefly comprises of an entrance vestibule, open-plan lounge, superb kitchen/breakfast room and to the first floor two bedrooms and a luxury bathroom. There are ample gardens to the front and side which could be utilised for additional parking if required, and an enclosed garden to the rear plus allocated parking. Early internal inspection is strongly recommended, particularly for the first time buyer or those looking to downsize.

Accessed through a PVC door with glazed inserts into:

PORCH

UPVC double glazed window and door to:

LOUNGE

15' 3" x 12' 8" (4.65m x 3.87m)

UPVC double glazed bow window to front, stairs to first floor with storage cupboard under, ceiling light point and radiator. Door to:

KITCHEN/BREAKFAST ROOM

10' 4" x 12' 8" (3.15m x 3.86m)

Fantastic kitchen fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer and mixer tap. Integrated fridge/freezer, electric oven with hob over and cooker hood. Further integrated appliances include microwave, dishwasher and washing machine. Spot light to the ceiling, wall mounted combination boiler for the hot water and heating system, uPVC double glazed window to rear and PVC door and uPVC double glazed window to the rear garden.

FIRST FLOOR LANDING

Doors to all upper rooms, ceiling light point and uPVC double glazed window to side.

BEDROOM

11' 11" x 12' 8" (3.63m x 3.86m)

Double room with uPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

10' 8" x 6' 4" (3.25m x 1.93m)

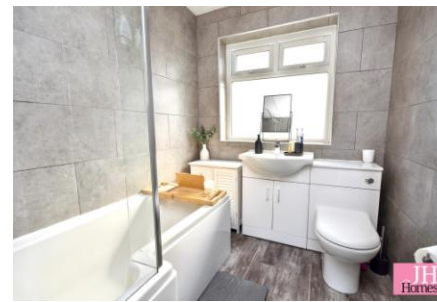
UPVC double glazed window to rear, built in storage cupboard, ceiling light point, loft access and radiator.

BATHROOM

Three piece suite comprising of WC, wash hand basin and P-shaped bath with shower over. Tiling to the walls, ceiling light point, heated towel rail and uPVC double glazed window to rear.

EXTERIOR

Private off road parking space situated to the rear of the property accessed via a private road. Low maintenance south facing rear garden plus side and front gardens.



Call us on

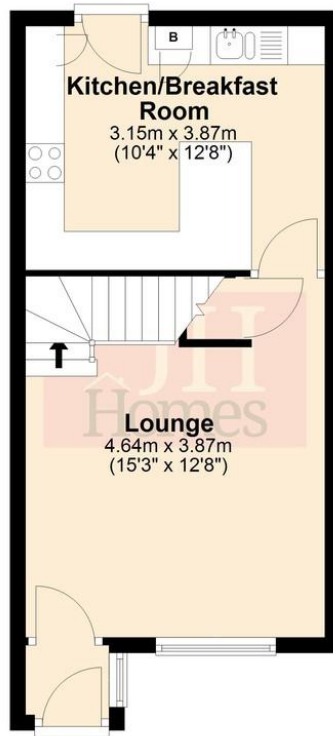
01229 445004

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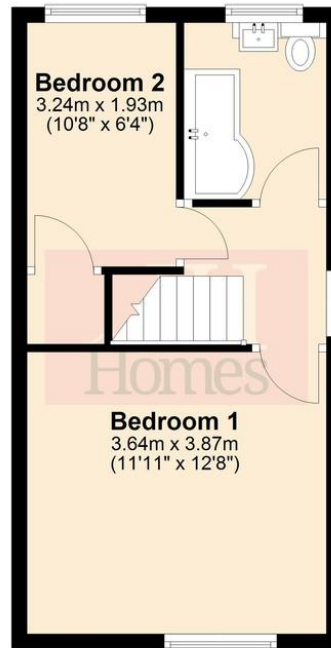
Ground Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.4 sq. feet)



Total area: approx. 62.4 sq. metres (671.7 sq. feet)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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 Rose Road and at the roundabout take the second exit into Leece Lane, follow the road round and at the Old Smithy, turn left into Holebeck Road, which will eventually lead into Yarlside Road at Yarlside Stores. Head towards Furness Abbey and turn right into Holbeck Park Avenue. Go past Yarlside Academy on your right and Mulberry Way is on your first left, continue up the hill and the property can be found on your right-hand side.

It can also be found by using the following "What Three Words" <https://w3w.co/chart.thin.spare>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	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.

