

41 HOLBECK PARK AVENUE, BARROW-IN-FURNESS, LA13 0RE

£360,000

FEATURES

- Highly Rare Purchase Opportunity
- Detached Family Home On Impressive Plot
- Walking Distance To Yarlside Academy
- Gas CH System & UPVC DG
- Hallway, Cloaks/WC & Lounge
- Dining Room, Kitchen & Utility Area
- Three Double Bedrooms & Bathroom
- Impressive Gardens Front & Rear
- Extensive Driveway & Attached Garage
- Early Inspection Advised





1 2 3 Garage, Off Road Parking

Rare purchase opportunity situated in the highly sought-after area of Holbeck, this spacious three-bedroom detached family home enjoys an enviable sized plot, with Yarlside Academy located nearby. Close to a range of local amenities and transport links including 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. A notable feature of the property is the attached garage and generous driveway, providing excellent off-road parking. The well-presented accommodation benefits from uPVC double glazing, gas-fired central heating system and comprises of hallway, ground floor cloaks/WC, lounge with gas fire, dining room, kitchen and utility area to the ground floor with three good sized bedrooms and a family bathroom to the first floor. Externally, the property boasts driveway, garage and two side aspect accesses. Attractive and well-established gardens to both the front and rear, with the rear garden providing an excellent combination of lawn, mature borders, established shrubs and trees and a generous, paved patio, ideal for outdoor dining and entertaining. Early viewing is highly recommended to fully appreciate the generous accommodation, excellent gardens, garage, open outlook and highly convenient Holbeck location.

Accessed through a PVC door with glazed inserts into:

ENTRANCE HALLWAY

Doors to lounge, dining room, kitchen and cloaks/WC. Stairs to first floor.

LOUNGE

10' 0" x 17' 4" (3.06m x 5.30m)

Attractive fireplace with plaster and marble surround and hearth, housing a gas fire. Front and rear uPVC double glazed windows, coving to ceiling, dado rail and two ceiling light points.

DINING ROOM

10' 2" x 10' 2" (3.10m x 3.12m)

UPVC double glazed window to front, radiator, coving to ceiling, dado rail and ceiling light point.

KITCHEN

13' 3" x 6' 10" (4.06m x 2.09m)

Fitted with a range of cream-fronted base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated appliances include oven and gas hob with cooker hood over and space and plumbing for dishwasher. Breakfast bar with seating, uPVC double glazed window overlooking the garden and wall mounted boiler for the hot water and heating system. Open doorway to:

UTILITY AREA

5' 4" x 6' 6" (1.64m x 2m)

Fitted with matching storage units and worktop as the kitchen with space and plumbing for washing machine, space for dryer and space for upright fridge/freezer. UPVC double glazed window to rear and PVC door with glazed inserts to side.

CLOAKS/WC

Two-piece suite comprising of wash hand basin and WC. Tiling to walls and opaque uPVC double glazed window.

FIRST FLOOR LANDING

Storage cupboard housing hot water tank and access to three bedrooms and family bathroom.

BEDROOM

9' 5" x 11' 11" (2.89m x 3.64m)

Double room featuring an extensive range of fitted bedroom furniture to include wardrobes, overhead storage and dressing space. UPVC double glazed front-facing window, radiator and coving to ceiling.

BEDROOM

9' 10" x 10' 6" (3m x 3.2m)

Double room with uPVC double glazed window to front, radiator, storage cupboard and coving to ceiling.

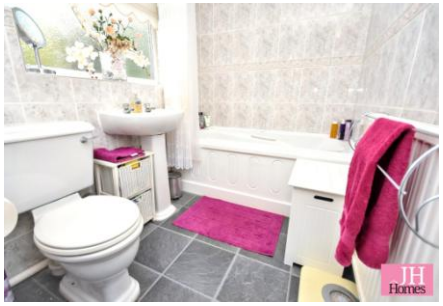
BEDROOM

7' 4" x 10' 6" (2.24m x 3.2m)

UPVC double glazed window to rear, coving to ceiling and radiator.



















BATHROOM

Fitted with a three-piece suite comprising of panelled bath, wash hand basin and WC. Tiling to walls, tiling to floor, radiator and opaque uPVC double glazed window to rear.

EXTERIOR

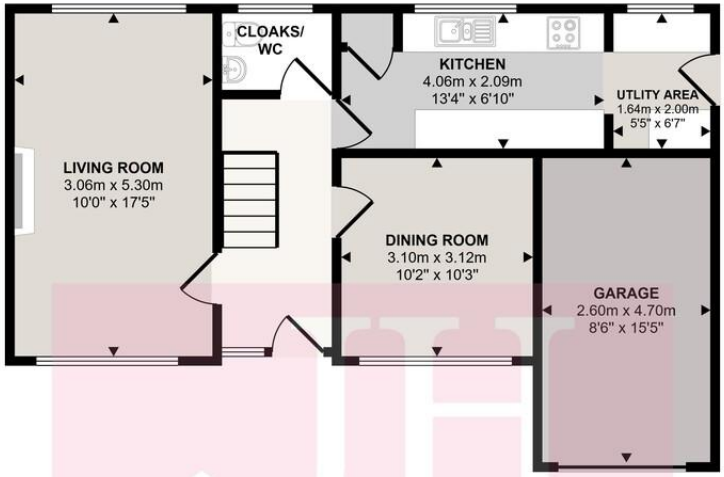
Occupying a pleasant position within an established residential area, featuring an attractive front garden with lawn and mature shrubs, together with a generous block-paved driveway providing ample off-road parking and access to an integral garage. To the rear, there is a particularly appealing, well-established garden offering a good degree of privacy. The garden incorporates a spacious lawn, paved patio and pathway, mature, planted borders and a variety of shrubs, with steps leading to an elevated seating area providing an attractive spot to relax and enjoy the surroundings.

GARAGE

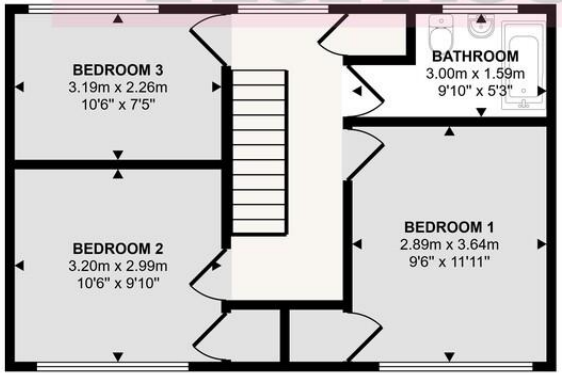
15' 5" x 8' 6" (4.7m x 2.59m)

Up and over door, light and power.

Approx Gross Internal Area
105 sq m / 1133 sq ft



Ground Floor
Approx 61 sq m / 659 sq ft



First Floor
Approx 44 sq m / 474 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.

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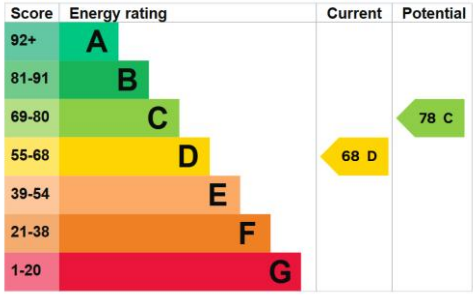
GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, water, electric and gas.

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 and just after Yarlside Stores continue into Yarlside Road. Turn right into Holbeck Park Avenue and after a short while the property can be found on your left hand side. The property can be found by using the following ''What Three Words'' https://w3w.co/chef.noble.keeps



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.