

FREEHOLD



# 7 YARLSIDE ROAD, BARROW-IN-FURNESS, LA13 0ES

## £270,000

### FEATURES

- |                          |                          |
|--------------------------|--------------------------|
| Impressive Semi-Detached | Stunning                 |
| Highly Sought-After      | Kitchen/Breakfast/Dining |
| Location                 | Room                     |
| Meticulously Updated By  | Three Bedrooms           |
| Current Owner            | Elegant Recently         |
| Gas CH System & UPVC DG  | installed Bathroom       |
| Hallway & Bay-Windowed   | Driveway With Off-Road   |
| Lounge                   | Parking                  |
|                          | Enclosed Rear Garden     |



1



2



3



Off Road  
Parking



Stylish, spacious and superbly situated, this impressive three-bedroom semi-detached home in sought-after location is ready to walk into. Beautifully presented throughout, the property features an elegant family kitchen, recently installed bathroom, bay-fronted lounge and three generous bedrooms, complemented by attractive low-maintenance gardens, ample off-road parking, uPVC double glazing and gas central heating. Perfectly positioned for local amenities, excellent schooling, transport links and Barrow town centre, this is a home that combines style, space and convenience in one highly desirable package. Homes of this calibre rarely stay on the market, early viewing is essential to avoid missing out!

Entered through a PVC door with glazed inserts into:

**ENTRANCE HALLWAY**

Two uPVC double glazed windows to side, stairs to first floor with under stairs cupboard, LVT flooring and radiator. Doors to lounge and kitchen.

**LOUNGE**

*12' 9" x 12' 7" (3.89m x 3.84m)*  
Traditional fireplace with decorative white painted surround, polished metal arched insert, tiled hearth and housing cast-iron open grate. Picture rail, radiator, uPVC double glazed squared bay window to front and uPVC double glazed window to side.

**KITCHEN/DINER**

*17' 4" x 12' 2" (5.28m x 3.71m)*  
Beautifully appointed and fitted with a range of base, wall and drawer units with white quartz worktop over incorporating central island and ceramic Belfast style sink with mixer tap with striking herringbone tiled splash backs. Integrated appliances, include twin AEG electric ovens and induction hob with contemporary extractor hood, complemented by feature pendant lighting and recessed ceiling spotlights. Dining area wood effect flooring, extensive glazing and wide patio doors opening directly to the rear garden. Further built-in storage, display shelving and space for wall-mounted television add both practicality and versatility.

**FIRST FLOOR LANDING**

Access to three bedrooms and bathroom.

**BEDROOM**

*10' 11" x 12' 10" (3.33m x 3.91m)*  
Double room with radiator and two uPVC double glazed windows to front and side with views.

**BEDROOM**

*12' 3" x 9' 5" (3.73m x 2.87m)*  
Double room with uPVC double glazed window to rear and radiator.

## BEDROOM

9' 1" x 7' 7" (2.77m x 2.31m)

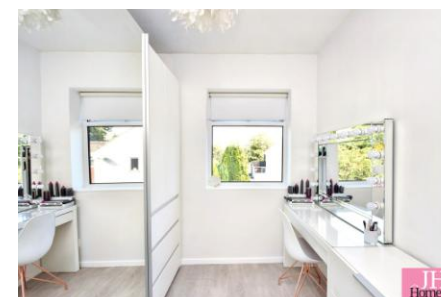
Currently used as a dressing room having two uPVC double glazed windows to rear and side elevation and radiator.

## BATHROOM

Recently installed elegant three-piece suite with quality gold effect fixtures and fitting, WC, bath with shower above and vanity unit housing wash hand basin. Radiator, tiling and uPVC double glazed window to side elevation.

## EXTERIOR

Occupying a generous position whilst benefiting from attractive, well-maintained gardens and ample off-road paved parking to the front, incorporates an attractive circular paved feature, with low-level brick wall and gated access leading to the side and rear. The enclosed rear garden is a particularly appealing feature, offering a good degree of privacy and comprising of generous lawned area, bordered by established shrubs and planting. Extensive Indian sandstone-style paved seating and entertaining areas extend from the rear of the property,



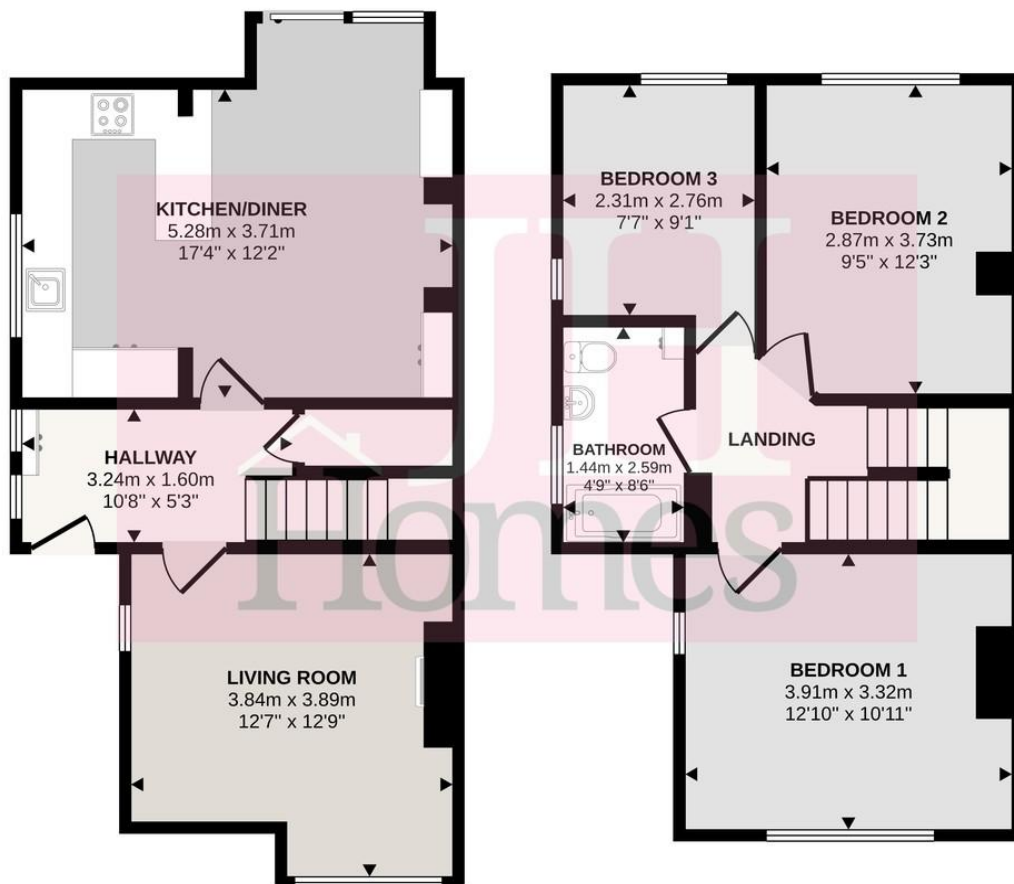




providing an excellent space for outdoor dining and relaxation. The raised patio areas create distinct zones for seating, while the lawn offers ample space for families and children. Enclosed by timber fencing and mature planting, with attractive climbing greenery adding further interest and privacy. French doors from the dining area open directly onto the rear patio, creating a seamless connection between the indoor and outdoor entertaining spaces. Overall, the outside space is both generous and versatile, combining substantial off-road parking with a private, landscaped rear garden and excellent patio areas, making it particularly well suited to family living and outdoor entertaining.



Approx Gross Internal Area  
88 sq m / 943 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: 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, 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://w3w.co/token.locate.early>

EPC TO FOLLOW