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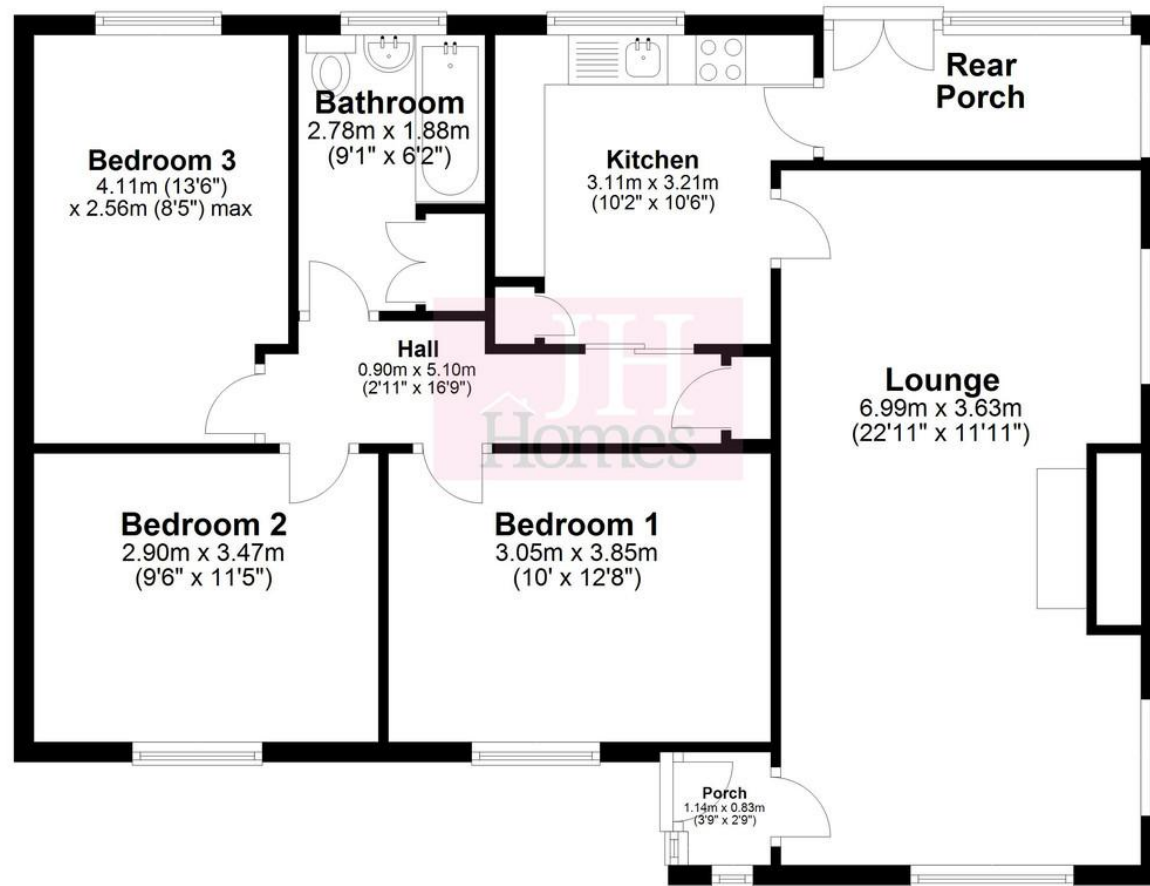


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GARAGE & PARKING

Ground Floor



DIRECTIONS

From the Rose Road roundabout heading out of Barrow, take the first turning onto Leece Lane. Turn left onto Holebeck Road, which then becomes Yarlside Road after passing the Ship Inn. Take the second turning on the left into Yarlside Crescent. Follow the road round and the property is on the right.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Borough Council
 SERVICES: All mains services including, gas, electric, water and drainage.
 PLEASE NOTE - Yarlside Crescent is a private road and is un-adopted by Highways.



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

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Situated on a good size level plot, rare opportunity to purchase a substantial well proportioned three bedroom detached bungalow in this pleasing cul-de-sac location off Yarlside Road. Constructed by the former owner back in 1960's and offered for sale for the first time since built, offering further potential , upgrades and personalisation to reflect todays standards. Accommodation comprising of entrance porch, lounge/diner, fitted kitchen, rear porch, central hall, three double bedrooms and bathroom. Level gardens with a brick sett driveway and detached garage. In all a fantastic opportunity, early viewing invited with the benefit of no upper chain.



Accessed through a PVC double glazed front door opening to:

ENTRANCE PORCH

Tiled floor, uPVC double glazed window and traditional wooden door with central glazed pane opening to:

LOUNGE/DINER

22' 11" x 11' 10" (6.99m x 3.62m)
Central chimney breast feature with decorative stone fireplace, slate hearth and display housing living flame gas fire with wood panelling. Two ceiling light points, two wall light points, three radiators and wooden half glazed door providing direct access to the kitchen. Double glazed windows to front and sides, the front offering a pleasant open aspect and all windows have fitted blinds.

KITCHEN

10' 3" x 10' 7" (3.13m x 3.23m) widest points
Fitted with a range of base, wall and drawer units with tiled splashbacks and patterned work surface. Recess and plumbing for washing machine and built-in fridge. Spotlight duster to ceiling, ducted extraction, tiling to floor, radiator and telephone point. Double-glazed window to the rear elevation offering a pleasant aspect at the rear garden with sliding, half glazed door to hallway and further half glazed door to rear.

REAR PORCH

9' 10" x 4' 8" (3.02m x 1.44m)
Double glazed door and windows, offering an aspect over the rear garden. Pleasant seating area to admire the gardens.

HALL

Access to bedrooms and bathroom. Built-in storage cupboard, timer control point and the mostat for heating. Loft access with drop-down hatch and ladder. The loft is boarded with electric light and houses the gas boiler for the hot water and heating system.

BEDROOM

12' 7" x 9' 10" (3.84m x 3.00m)
Double bedroom with built-in bedroom furniture, side display and drawer unit. Radiator and uPVC double glazed window to the front elevation with fitted blind.

BEDROOM

11' 4" x 9' 10" (3.46m x 3.01m)
Further double room with built-in bedroom furniture comprising of wardrobes, bridging unit, bedside unit and dresser drawer unit. Radiator, ceiling light point and uPVC double glazed window to the front elevation with fitted blind.



MASTER BEDROOM

13' 5" x 8' 4" (4.10m x 2.55m)
Double room with uPVC double glazed window to rear looking to the garden. Radiator, ceiling light point and coving.

BATHROOM

9' 1" x 6' 0" (2.77m x 1.84m)
Three-piece suite in white, comprising of panelled bath with mixer tap shower fitting, shower rail and wall attachment, pedestal wash hand basin and low level WC. Tiling to walls around the bath area, wood grain vinyl flooring, built-in airing cupboard housing the hot water tank and shelf space. Inset lights to ceiling, combination radiator and towel rail and ducted extractor fan to the wall. Double glazed window to the rear with patterned glass.

EXTERIOR

Set on a generous plot with attractive front garden and brick set driveway which leads to the side of the property and onto the garage. The front garden is laid to lawn with mature shrubs and bushes to the perimeter. To the rear is a pleasant garden area which is level with paths, gravel seating area, lawn, shrubs, bushes and greenhouse. To the far side is gated access providing full access around the property which is bolted for security purposes.

GARAGE

18' 0" x 10' 0" (5.51m x 3.06m)
Modern up and over door, two uPVC double glazed windows. Water tap, electricity, light and gas meter.

