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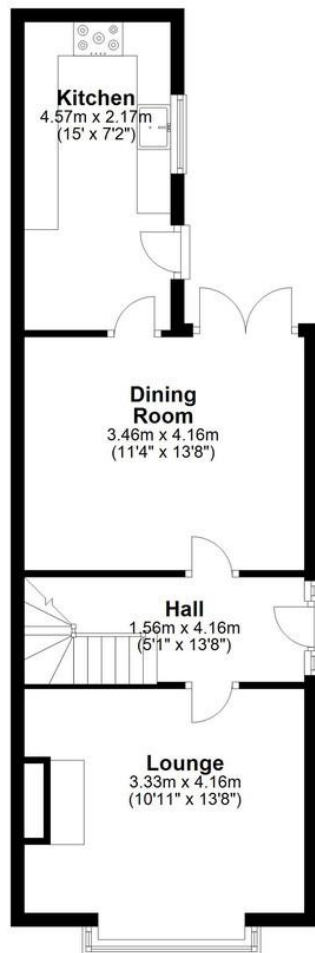


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PARKING

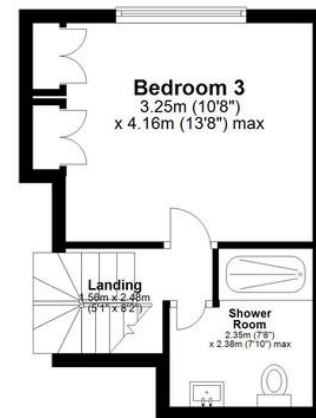
Ground Floor



First Floor



Second Floor



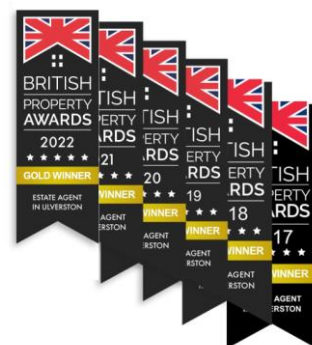
DIRECTIONS

From Roose Road in Barrow, proceed along this road to the roundabout where Deltawaite is situated on the corner. Proceed straight ahead and take your second left onto Holbeck Road. Heading toward the Ship Inn turn left onto Yarlside Road. The property is situated on the left hand side.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Barrow Borough Council
 SERVICES: Mains drainage, gas and electricity are all connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	78 C
39-54	E		
21-38	F		
1-20	G		



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.

Three bedroom semi-detached home which has been significantly updated to a superb standard throughout. The stylishly presented accommodation is immaculately maintained and offers a beautiful home in a sought after area of Roose. Comprising of entrance hall, two reception rooms, fitted kitchen, two bedrooms and bathroom with separate WC with further staircase to a master bedroom with contemporary style shower room. Externally is a driveway, cantilever carport, gardens to front and rear, patio seating area, garden room with power and water and utility attached to kitchen. Must be viewed to fully appreciate the quality and attention to detail.



Accessed from the side by a covered cantilever carport giving shelter to the uPVC double feature double glazed door with leaded and patterned glass panes and matching windows to the side that opens to:

ENTRANCE HALL

5' 1" x 13' 8" (1.55m x 4.17m)
Initial tiled entry area with recessed floor mat well and beyond an, engineered wood floor with oak finish which then continues into the adjacent dining room. Feature staircase leading to the first floor and door to a useful under stairs storage cupboard. Ceiling light point, panelled radiator and modern Oak style internal doors provide access to the lounge and dining room.

LOUNGE

10' 11" x 13' 8" (3.33m x 4.17m)
Central feature fireplace with flagged hearth, stone effect lintel and multi-fuel stove, bay window to the front with wood effect finish with fitted blinds, ceiling light point and modern panel radiator

DINING ROOM

11' 4" x 13' 8" (3.45m x 4.17m)
Versatile room providing a pair of oak effect uPVC French doors opening to the rear patio and garden. Ceiling light point, radiator and from this room a door opens into the adjacent kitchen.

KITCHEN

16' 0" x 7' 4" (4.88m x 2.24m)
Fitted with a range of modern base, wall and drawer units with woodblock work surface and inset Belfast ceramic sink with mixer tap. Recess for Rangemaster Cooker (available by separate negotiation), stainless-steel splashback with matching cooker hood over, built-in slimline dishwasher, concealed Potterton gas combi boiler for the central heating and hot water systems, recess and plumbing for American style fridge freezer (also available by separate negotiation) and slate tiled floor.

UPVC double glazed stable door with opening patterned glass upper pane, matching double-glazed window with fitted blinds and additional light from electric Velux skylight with rain sensor.

FIRST FLOOR LANDING

Turn on the landing with column radiator. The main landing has a double-glazed patterned glass window, access to bedrooms, bathroom and door to the WC. Staircase continues to upper floor.

BEDROOM

10' 11" x 13' 8" (3.33m x 4.17m)
Well-proportioned double room with uPVC double glazed feature window to the front elevation with fitted wooden blinds. Traditional picture rail, electric light, power and radiator.

BEDROOM

11' 4" x 7' 11" (3.45m x 2.41m)
Situated to the rear of the property with herringbone wood grain flooring. Radiator, ceiling light point and uPVC double glazed window with fitted blind.

BATHROOM

8' 2" x 5' 5" (2.49m x 1.65m)
Fitted with the two-piece suite comprising of panelled bath with side mixer tap and over bath shower with glazed shower screen and wall hung wash hand basin with mixer tap and towel rail around. Fully tiled travertine style tile to walls, uPVC double glazed window with patterned glass pane and feature blind. Ducted extraction, inset LED lights and bi-fold door provides access to a useful storage cupboard.

SEPARATE WC

Half tiled in neutral travertine tiling and UPVC double glazed window with pattern glass pane.



SECOND FLOOR LANDING

From the main landing the staircase returns to the upper floor with twin handrails and opens to the upper landing with access to master bedroom and shower room.

MASTER BEDROOM

10' 8" x 13' 8" (3.25m x 4.17m)
Well presented and decorated with inset lights, double glazed window to the rear with fitted blind that offers a lovely aspect down to the garden beyond. Built-in "Sharps" wardrobes to one wall with mirrored doors.

SHOWER ROOM

7' 8" x 7' 10" (2.34m x 2.39m)
Three-piece suite comprising glazed shower cubicle with thermostatic shower with fixed head and flexi track spray with panelling to the surround in a stone effect finish, wash hand basin set to vanity unit with storage under and mixer tap and concealed cistern WC with push button flush. Double glazed rooflight and uPVC double glazed window, further panelling to walls in a high gloss tile effect finish with feature electric mirror.

EXTERIOR

To the front of the property are a set of double gates opening to a resin driveway which offers ample off-road parking and provides access to the cantilever carport. The front garden is laid to lawn with attractive borders, shrubs and bushes to the perimeter. Gated access from here to the rear garden.

The rear garden is attractively presented with a flagged patio to the rear of the house and connecting to the kitchen and dining room through the French doors. The patio then provides access to the area of lawn beyond which has a further patio seating area in front of a garden room. The garden room is to the far end of the garden and is an excellent facility which has an electric supply and is plumbed for water.

