

JH
Homes

£375,000



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GARAGE &
PARKING



Estate Agency Act 1979

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JH
Homes

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Superb and well extended detached bungalow situated in this popular and established residential location. Beautifully presented by the current owners and has been occupied and extended by them since its original construction back in 1980. Offering a good sized open plan kitchen, spacious living/dining room, three double bedrooms, bathroom, shower room and snug which also offers potential for a further bedroom. Sited on an excellent plot with most attractive well-tended gardens that also offers parking, detached double garage, gas central heating system and uPVC double glazing. Highly recommended for early viewing and considered suitable for a wide range of buyers from the family purchaser to those looking for a spacious retirement bungalow.



DIRECTIONS

From Roose Road proceed to roundabout by Deltawite taking the first exit onto Leese Lane continue straight on up the hill and follow road to the right. Take the second left onto Holbeck Park Avenue, continue up the hill taking the 6th turning on the right onto Hawthorn Drive then first right onto Poplar Bank and the property can be found a short way up on the left hand side.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains drainage, water, gas and electricity are all connected.





Accessed from the drive to the side through a feature composite double glazed door with leaded and patterned glass upper pane and further side pane into:

KITCHEN

18' 2" x 11' 8" (5.56m x 3.57m) widest points Fitted with an attractive modern range of base, wall and drawer units with matching pelmet and cornice, complemented by a Caldera work surface in natural stone effect with matching upstand, inset sink and drainer with mixer tap and flexi spray and breakfast bar. Integrated appliances include gas hob with glass splashback and cooker hood over, built-in double oven and grill, fridge freezer, dishwasher and eye level microwave. Tall housing unit concealing the gas boiler for the central heating and hot water systems. Grey wood grain effect LVT flooring and open access from the kitchen to the living/dining room. Access also to hall with access to further accommodation.

LOUNGE/DINER

22' 11" x 18' 4" (7.00m x 5.60m)
Light, spacious and airy with four uPVC double glazed windows, two double glazed rooflights and a set of French doors opening to the garden. Half carpeted and half light wood grain effect LVT floor with light neutral décor. Two radiators, ample power sockets, inset lights to ceiling with drop lights over the dining table area and additional drop light to the sitting area. From the living area is open access to the snug/further bedroom.

SNUG/BEDROOM

12' 9" x 11' 1" (3.90m x 3.39m)
UPVC double glazed window to the side elevation. Central feature, fireplace with light wood surround, conglomerate inset and hearth with living coal flame gas fire. Double radiator and ceiling light.

UTILITY

8' 4" x 4' 3" (2.56m x 1.31m)
Plumbing for washing machine and space for dryer. Radiator, coat hooks to wall, grey LVT flooring and uPVC window to the side.

BATHROOM

7' 1" x 6' 2" (2.16m x 1.89m)
Attractive modern three-piece suite in white comprising of bath with Mira electric shower over, mixer tap and glazed screen, WC with the push button flush and wash hand basin with mixer tap inset to vanity unit with storage cupboards under and mirror fronted bathroom cabinet over. Complemented with modern panelling to walls and ceiling with inset lights and combination fan/light over the bath. Tall anthracite ladder style towel radiator and uPVC double glazed window to the side. Double doors with bedroom access creating a Jack and Jill en-suite.

BEDROOM

10' 2" x 11' 4" (3.12m x 3.47m)
Double room comprehensively fitted with wardrobes, bedside units, display shelves, overhead storage cupboards, matching drawer unit and further dresser drawer unit. Combination light/fan to ceiling and uPVC double glazed window to side.

INNER HALL

Accessed through a pine, half glazed door. Light wood grain effect laminate flooring, uPVC double glazed patterned glass window, radiator and access to loft. Pine internal doors provide access to the shower room and remaining bedrooms.

SHOWER ROOM

8' 4" x 6' 5" (2.55m x 1.98m)
Modern shower room fitted with a white, three piece suite comprising of large glazed walk-in shower cubicle with thermostatic shower, flexi spray and overhead rain shower, vanity unit housing wash hand basin with cupboards under, mirror fronted cabinet over and dual flush, concealed cistern, low level WC with cupboard to side. Marble effect panelling to the shower surround, modern tile effect panelling to the remaining walls, panelling to ceiling with inset lights, shaver light combination and chrome ladder style towel radiator. UPVC double glazed patterned glass window to side.

BEDROOM

14' 4" x 9' 3" (4.37m x 2.84m)
Double room to the front with two uPVC double glazed windows that offer an aspect over the front garden and neighbouring properties beyond. Two radiators, ceiling light point and power sockets.

BEDROOM

12' 3" x 8' 9" (3.75m x 2.68m)
Further double room with uPVC double glazed window to the front elevation. Fitted with bedroom furniture comprising of wardrobes, bedside units, and overhead cupboards. Radiator and combination ceiling light/fan.

EXTERIOR

Approached by a long brick set driveway that offers ample parking. The front garden is laid to lawn and is open plan with the neighbouring property with mature trees, shrubs and bushes. The drive to the side has a border garden area which is gravelled and stocked with shrubs and bushes with the end offering a turning space and access to the detached garage. The garden is expansive to the rear and offers a good degree of privacy and sunlight throughout the day. Various seating areas to enjoy and overlook the garden including a raised patio area which offers panoramic distant views. Well stocked with a variety of trees, shrubs and bushes that will be appreciated upon inspection.

GARAGE

19' 3" x 14' 6" (5.87m x 4.42m)
Double up and over door, uPVC double glazed window and half-glazed uPVC door to the side. Electric light and power. Cavity block construction.

