

Total area: approx. 89.8 sq. metres (966.6 sq. feet)

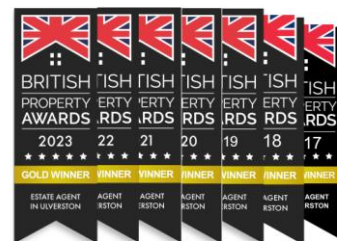
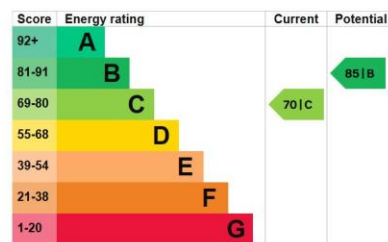
DIRECTIONS

From Roose roundabout in Barrow, follow the signpost onto Leece Lane, turn left onto Ashdown Road, then first right into Hornbeam Crescent. Then turn left into Red Oak Avenue the property is on your right hand side identified by a pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words//zealous.train.bells>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, water, gas and electricity are all connected



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.



JH Homes

£295,000



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PARKING

**65 Redoak Avenue,
 Barrow-in-Furness, Cumbria, LA13 0LJ**

For more information call **01229 445004**

2 New Market Street
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www.jhhomes.net or contact@jhhomes.net

Well presented link detached bungalow, situated on the popular Holbeck Estate with some elevated views towards Morecambe Bay. The free flowing accommodation comprises of entrance hall, open plan 'L' shaped lounge/diner, fitted kitchen with granite working surface, three bedrooms and stylish shower room. The exterior offers deep set lawn frontage and driveway with ample parking. To the rear there is a pleasant enclosed tiered garden with established planting providing an ideal entertaining space and somewhere to enjoy the distance views across to the bay. The property also comes with a gas central heating system and double glazing. Viewing recommended to appreciate this beautiful home.



Accessed through a uPVC door into:

HALL

8' 2" x 5' 2" (2.49m x 1.57m)

Laminate flooring, coving to ceiling and radiator.

LOUNGE/DINER

15' 5" x 8' 10" (4.7m x 2.69m)

Open plan "L" shaped lounge/diner which is adjacent to the kitchen. Naturally light room due to the two uPVC double glazed windows facing the front with fitted vertical blinds and view over rooftops toward Morecambe Bay in the distance. Fireplace housing an electric fire with polished surround, coving to ceiling, two radiators, four wall lights and power points. Internal door leading to inner hall.

KITCHEN

11' 8" x 8' 6" (3.56m x 2.59m)

Fitted with an extensive range of base, wall and drawer units featuring glass display cabinet. Contrasting granite work surface over incorporating sink unit with swan style mixer tap. Integrated dishwasher, recess space for slot in electric oven with exposed chimney style extractor hood over and further recess space for fridge/freezer. Overhead lighting, power points, uPVC double glazed window to side with outlook towards a courtyard and uPVC door opening to courtyard area.

INNER HALL

Access to each bedroom and shower room. Access to loft with drop down ladder.

BEDROOM

9' 2" x 11' 9" (2.79m x 3.58m)

Double room with exposed flooring, set of PVC double glazed sliding patio doors with fabulous outlook towards the extensive rear garden. Overhead light, telephone point, power points and radiator.



BEDROOM

12' 3" x 10' 6" (3.73m x 3.2m) widest points

Overhead light, power points and radiator. UPVC double glazed window to rear.

BEDROOM

10' 8" x 9' 0" (3.25m x 2.74m)

Overhead light, power points and radiator. UPVC double glazed window to rear.

SHOWER ROOM

6' 7" x 6' 3" (2.01m x 1.91m)

Three piece suite comprising of low level, dual flush WC, wash hand basin set to vanity unit with storage beneath and curved shower enclosure with glazed door and shower fitted within. Cladding to wall and ceiling in a uPVC style panelling which provides an easy to clean and maintain surface, high level double glazed window and overhead light.

STORE

Double doors to front, plumbing connection for washing machine and rear door opening to a covered courtyard.

EXTERIOR

To the front of the property is a deep set lawn with extensive drive to side. Access via double doors to a useful store and further access to the uPVC front door. To the rear of the property the extensive garden are fully enclosed and accessible either through the property or via the store with varied established planting areas, lawn, patio area and wooden shed.

