

Total area: approx. 137.9 sq. metres (1484.6 sq. feet)



DIRECTIONS

From the Roose Road roundabout heading out of Barrow, take the first turning onto Leece Lane. Turn left onto Holbeck Road, which then becomes Yarlside Road and after passing the Ship Inn and Yarlside Stores continue along the road passing the first exit for Yarlside Crescent. The property can be found set back from the road and identified by our pink "For Sale" sign.

The property can be found by using the following "What Three Words" <https://what3words.com///design.boot.charmingly>

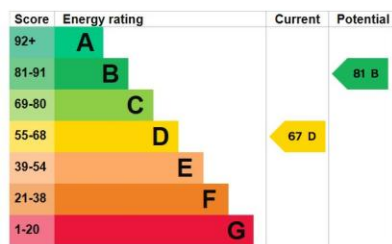
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.



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.




£275,000



1



2



1



GARAGE & PARKING

**113 Yarlside Road,
Barrow-in-Furness, LA13 0EY**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated in a popular residential location, this detached true bungalow provides well proportioned, spacious flexible living accommodation which was originally three bedrooms prior to being altered to two bedrooms with two reception rooms. Now requiring some modernisation to reflect today's standards but will suit a multitude of buyers. Comprising of entrance hall, lounge, dining room through to kitchen, utility room, wet room, separate WC and two bedrooms plus further loft room. Exterior with deep set garden frontage, block paved driveway leading to a car port and garage and low maintenance gardens to rear. Offered for sale with vacant possession with no upper chain, viewing advised.



Approached by a pedestrian pathway leading to the front porch.

PORCH

Sliding PVC doors with wooden door with glazed panel insert opening into:

ENTRANCE HALL

23' 6" x 7' 1" (7.16m x 2.16m)

Internal doors provides access to all room and access to an attic room.

LOUNGE

13' 8" x 13' 7" (4.17m x 4.14m)

Dual aspect windows to front and side, feature fireplace housing an electric fire, ceiling light point, tv aerial point, power points and radiator.

KITCHEN

12' 6" x 13' 1" (3.81m x 3.99m)

Fitted with a range of wooden storage units, featured display unit and complementary three sided worksurface over, incorporating four ring gas hob with built under oven, splashback tiling and single drainer sink unit with mixer tap over. Inset lighting, power points and window with fitted blind to side. Open access to dining room and utility room as well as internal door to hall.

DINING ROOM

11' 10" x 13' 1" (3.61m x 3.99m)

Dual windows to side and front. Radiator, inset lighting and power points.

UTILITY ROOM

8' 8" x 7' 6" (2.64m x 2.29m)

Plumbing for washing machine, window to side and door leading to drive.

BEDROOM

17' 10" x 13' 7" (5.44m x 4.14m)

Double room with fitted wardrobes and overhead storage. Two windows to side, radiator, two overhead lights and power points.



BEDROOM

10' 0" x 17' 0" (3.05m x 5.18m)

Situated to the rear with fitted sliding wardrobes. Overhead light, power points, radiator and dual windows.

WET ROOM

8' 8" x 5' 11" (2.64m x 1.8m)

Comprising of wall mounted thermostatic shower with self drainer, non slip flooring, panelling and tiling to walls, extractor fan, radiator and window to side.

WC

5' 7" x 2' 7" (1.7m x 0.79m)

Separate Wc with low flush button, wall tiling, overhead light and window to side.

EXTERIOR

Deep set frontage with two lawns featuring heavily planted borders. To the side of the property is an extensive block paved driveway providing off road parking which leads to the car port and garage. PVC door to a rear low maintenance seating area, enclosed for a degree of privacy. Greenhouse, storage shed and water tap.

GARAGE

15' 6" x 9' 4" (4.72m x 2.84m)

Up and over door.

OUTBUILDING

6' 6" x 6' 1" (1.98m x 1.85m)

