

Total area: approx. 109.2 sq. metres (1175.0 sq. feet)

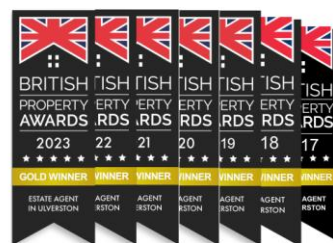
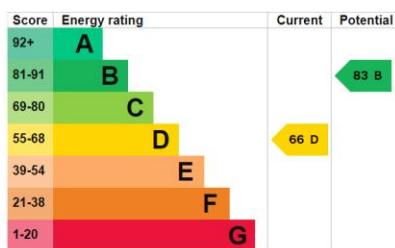
DIRECTIONS

From Roose Road proceed to roundabout by Deltawait taking the first exit onto Leece Lane and taking your first left into Holbeck Road, which then continues into Yarlside Road approaching Furness Abbey. Turn right into Holbeck Park Avenue, passed Yarlside School and first right into Red Oak Avenue. Take your first left into Cherrytree Way and the property is on your left hand side identified by our pink for "Sale Board".

The property can be found by using the following "What Three Words" <https://w3w.co/cubes.spine.spray>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: All mains services including, gas, electric, water and drainage.



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 **£260,000**



2 sofas, 3 beds, 1 bath, GARAGE & PARKING

**5 Cherry Tree Way,
 Barrow-in-Furness, LA13 0LG**
 For more information call **01229 445004**
 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Detached bungalow situated in this popular and established residential cul-de-sac location in Holbeck, within walking distance to local amenities including Yarlside School, Public Houses, shops and regular bus routes. Beautifully presented by the current owners and modernised to include a fantastic, fitted kitchen with integral appliances, modern gas central heating system and luxury shower room. Offering a good sized open plan kitchen/dining room, spacious L-shaped lounge, three double bedrooms, shower room and utility area/rear porch. Sited on an excellent plot with most attractive well-tended gardens that also offers parking for several vehicles, attached garage 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. Offered for sale with the benefit of vacant possession and no upper chain.



Entered through a:

ENTRANCE PORCH

UPVC double glazed window to side, door to:

L SHAPED LOUNGE

21' 1" x 14' 9" (6.45m x 4.50m)

UPVC double glazed window to front, radiator and door to rear hallway. Open doorway to:

DINING ROOM

9' 6" x 9' 2" (2.91m x 2.80m)

Radiator, storage cupboard and open to:

KITCHEN

9' 6" x 8' 8" (2.90m x 2.65m)

Fitted with a comprehensive range of base, wall and drawer units with work surface over incorporating one and a half bowl stainless steel sink and drainer. Integrated four ring electric hob, electric oven and cooker hood over and microwave. Splash backs, ceiling light point and uPVC double glazed windows to rear and side. PVC door with glazed inserts into:

UTILITY ROOM/PORCH

UPVC double glazed window to side and rear, plumbing for washing machine and external door to rear garden.

REAR HALLWAY

Airing cupboard housing hot water tank and radiator. Access to bedrooms and shower room and loft.

BEDROOM

12' 0" x 9' 0" (3.66m x 2.76m)

UPVC double glazed window to rear, built in wardrobes and over bed storage. Radiator and ceiling light point.

BEDROOM

11' 10" x 8' 8" (3.62m x 2.66m)

UPVC double glazed window to rear, built in wardrobes and over bed storage. Radiator and ceiling light point.



BEDROOM

9' 2" x 9' 0" (2.80m x 2.75m)

UPVC double glazed window to side, radiator and ceiling light point.

SHOWER ROOM

8' 2" x 5' 11" (2.51m x 1.82m)

Fitted with a three piece suite comprising of WC, wash hand basin set to vanity unit and shower cubicle with fixed shower. Fully tiled to walls, ceiling light point and opaque uPVC double glazed window to side.

EXTERIOR

Extensive driveway, well established gardens to front with some fine views towards Barrow Town. Rear garden providing ample outside space thoughtfully designed to enjoy throughout the year. Mix of lawns, paved areas and will appeal to both keen and aspiring gardeners.

GARAGE

16' 4" x 9' 10" (5m x 3m) Electric roller door, light and power. Wall mounted boiler.

