

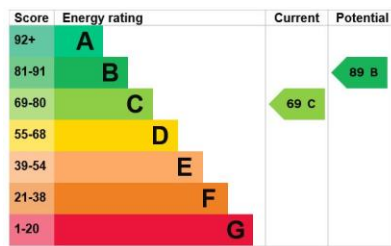
**DIRECTIONS**

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left onto Rating Lane and after approximately 1 mile at the roundabout turn left into Flass Lane. Continue left onto Flass Lane at the fork in the road, passed Tesco Metro on your right, Roose Train Station on your left and at the T-junction with Roose Road turn left. Continue straight on at the roundabout onto Leece Lane and first left into Holbeck Road. Turn right at Yarlside Stores into Carrisbrook Crescent, continue straight over at the roundabout and at the T-junction at the top of the hill turn left into Rowan Drive where the property can be found on the right hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/invite.desire.renew>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: B  
 LOCAL AUTHORITY: Westmorland & Furness District 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.



**£230,000**



1



2



1



**GARAGE & PARKING**

**15 Rowan Drive,  
 Barrow-in-Furness, LA13 0JW**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Well proportioned and presented two bedroom semi detached bungalow on the forever popular Holbeck estate situated close to local shop, two public houses and the highly regarded Yarlside Academy. Having been well maintained and updated by the current owner and benefiting from gas central heating system, UPVC double glazing and comfortable living accommodation comprising of entrance vestibule, lounge, modern 'L' shaped kitchen/diner with integral appliances, rear vestibule providing access to two bedrooms and shower room. Externally, are well maintained gardens to the front and rear, driveway, garage with up and over door and rear pedestrian access. Fantastic purchase opportunity, particularly for the retired home buyer, with early inspection strongly advised.



Accessed through a door into:

**ENTRANCE VESTIBULE**

Storage cupboard, door to kitchen/dining room and further door to:

**LOUNGE**

15' 10" x 10' 6" (4.84m x 3.22m)  
UPVC double glazed bow window to front, electric fire with feature surround, wood effect LVT flooring, ceiling light point and radiator.

**KITCHEN/DINER**

14' 0" x 11' 9" (4.27m x 3.60m)  
Fitted with a good range of modern base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and chrome handles. Integrated eye level electric oven, hob with cooker hood over and splashback. Integrated fridge/freezer and space and plumbing for slimline dishwasher. Wood effect LVT flooring, spot lights to ceiling and radiator. Two uPVC double glazed windows to front and side.

**REAR VESTIBULE**

Storage cupboard, door to bedrooms, shower room and loft access.

**BEDROOM**

12' 8" x 10' 1" (3.87m x 3.08m)  
UPVC double glazed window to rear, ceiling light point, wood effect LVT flooring and radiator.



**BEDROOM**

10' 10" x 6' 10" (3.32m x 2.10m)  
PVC French style double glazed double doors to rear garden, ceiling light point, wood effect LVT flooring and radiator.

**SHOWER ROOM**

Modern three piece suite in white comprising of vanity unit housing concealed dual flush WC, wash hand basin with mixer tap and cupboards under and double shower cubicle. Tile effect panneling to walls, heated towel rail, spot lights to ceiling and opaque uPVC double glazed window to side.



**EXTERIOR**

Pathway and steps to front entrance door. Fabulous lawned and low maintenance gardens to both front and rear, driveway extending to garage and wooden latch gate to side.

**GARAGE**

17' 9" x 7' 8" (5.43m x 2.35m)  
Up and over door, light and power.

