

Total area: approx. 105.2 sq. metres (1132.6 sq. feet)

**DIRECTIONS**

On entering Barrow from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, passed Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout take the second exit into Leece Lane, follow the road round and up the hill, eventually turning left into Ashdown Road. Turn right into Hornbeam Crescent and follow the road to the junction of Red Oak Avenue, turning right. Take your second right into Acorn Bank and the property is on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/bells.demand.twin>

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.



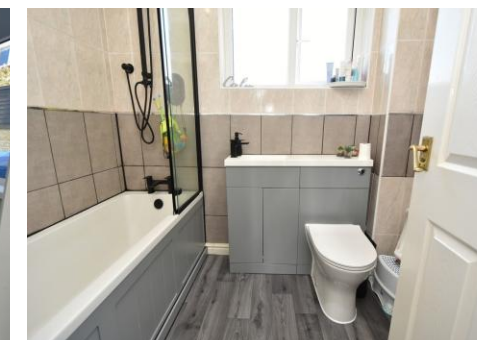
**Estate Agency Act 1979**

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

£235,000



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GARAGE & PARKING

2 Acorn Bank,  
Barrow-in-Furness, LA13 0RP

For more information call **01229 445004**

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LA12 7LN

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

Fantastic purchase opportunity to acquire a family semi detached home occupying an elevated position in a quiet cul-de-sac on the ever popular Holbeck Estate in Barrow. Situated close and within a short walking distance to the highly regarded Yarlside Academy and close to family friendly public houses, swing park, bus routes and local Premier shop. Early inspection is strongly advised as the property has been well maintained by the current vendor with modern contemporary decoration throughout and including gas central heating system, modern kitchen/dining room with integral appliances, private rear garden and garage with attached utility area. Comprises of entrance porch, hallway, lounge with coal effect living flame gas fire, superb kitchen/diner, PVC conservatory and three bedrooms plus luxury family bathroom to the first. Off road parking to front and lawned garden areas to front and rear. Early internal inspection strongly recommended.



Entered through a PVC door into:

**ENTRANCE PORCH**

UPVC double glazed window and double doors into:

**HALLWAY**

Understairs cupboard, radiator, ceiling light point, stairs to first floor and door to:

**LOUNGE**

12' 11" x 12' 11" (3.94m x 3.94m)

Gas fire with feature surround, radiator, ceiling light point and uPVC double glazed bow window to front. Door to:

**KITCHEN/DINER**

17' 6" x 8' 4" (5.33m x 2.54m)

Fantastic kitchen fitted with a good range of base, wall and drawer units with contrasting work surface over incorporating one and a half bowl sink and drainer with mixer tap, pastel recess tiling and chrome handles. Integrated electric hob with cooker hood over and electric oven under. Further integrated appliances include microwave and dishwasher. Tiled floor, panelling to ceiling with spot lights, uPVC double glazed window to rear and French door to:

**CONSERVATORY**

10' 8" x 7' 10" (3.25m x 2.39m)

PVC construction with polycarbonate roof and double glazed windows to three sides overlooking the rear garden. Tiled floor, electric heater and door to patio.

**FIRST FLOOR LANDING**

UPVC double glazed window to side, ceiling light point, radiator, storage cupboard and loft access. Doors to all bedrooms and family bathroom.

**BEDROOM**

11' 8" x 12' 11" (3.56m x 3.96m)

Double room with uPVC double glazed window to front, ceiling light point and radiator.

**BEDROOM**

10' 6" x 12' 11" (3.2m x 3.94m)

Further double room with ceiling light point, radiator and uPVC double glazed window to rear.



**BEDROOM**

8' 7" x 7' 8" (2.62m x 2.34m)

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

**BATHROOM**

Three piece suite comprising of panelled bath with screen and shower over and vanity unit housing low level, dual flush concealed cistern WC and wash hand basin with mixer tap and cupboards. Tiling to walls, heated towel rail and opaque uPVC double glazed window.

**EXTERIOR**

Driveway extending to garage, front door and side aspect with lawned garden to front. To the rear is a patio area with lawn and electric awning.

**GARAGE**

18' 3" x 8' 7" (5.58m x 2.64m)

Up and over door, pedestrian door, light and power.

**UTILITY AREA**

10' 10" x 8' 7" (3.31m x 2.64m)

Area of worktop, space for chest freezer, light and power.

