



Total area: approx. 105.0 sq. metres (1129.8 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. Turn left at the Old Smithy fish and chip shop into Holbeck Road and continue passed Yarlside stores and The Ship Inn and continue into Yarlside Road after a short distance turn right into Holbeck Park Avenue. Take you first left into Mulberry Way and the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/corner.doctor.risky>

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.



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GARAGE & PARKING

**6 Mulberry Way,
 Barrow-in-Furness, LA13 0RH**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Extended family sized semi detached home occupying a favourable corner plot location on the ever-popular Holbeck Estate in Barrow. Situated close and within a short walking distance to the highly regarded Yarlside Academy, close to family friendly public houses, swing park, bus routes and local shop. Early inspection is strongly advised as the property has recently undergone an extensive refurbishment including new central heating system, kitchen with integral appliances and breakfast bar and bathroom. Ample off road parking, detached garage and lawned gardens. Comprising of entrance porch, hallway, lounge with some lovely views over Holbeck, fabulous family breakfast kitchen opening into the extended dining room and three good sized bedrooms and bathroom. Externally there is lawned gardens surrounding the property, driveway and detached garage.



Accessed through a PVC door into:

ENTRANCE PORCH

Door to:

HALLWAY

Understairs cupboard, door to kitchen and door to:

LOUNGE

17' 7" x 11' 4" (5.37m x 3.47m)

Two uPVC double glazed windows to front and side, two radiators, pendant light, down lights, electric sockets and stairs to first floor. Door to:

KITCHEN

17' 7" x 8' 4" (5.37m x 2.55m)

Fitted with a fantastic kitchen offering a good range of base, wall and drawer units with contrasting worktops over, chrome handles and incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with electric oven under, integrated dishwasher, space for fridge/freezer and washing machine. Down lights, radiator and uPVC double glazed window. Open to:

DINING ROOM

11' 10" x 10' 9" (3.61m x 3.28m)

UPVC double glazed window to front, space for dining table, down lights and two radiators. External door to front garden and uPVC double glazed window.

FIRST FLOOR LANDING

UPVC double glazed window to front, radiator and pendant light. Doors to all bedrooms and bathroom and loft access.

BEDROOM

11' 7" x 9' 8" (3.53m x 2.95m)

UPVC double glazed window to side, pendant light and radiator. Over stairs storage cupboard.

BEDROOM

12' 0" x 8' 7" (3.68m x 2.62m)

UPVC double glazed window to rear, pendant light and radiator. Storage cupboard housing combination boiler for the hot water and heating system.



BEDROOM

8' 7" x 7' 8" (2.64m x 2.35m)

UPVC double glazed window to front, down lights and radiator.

BATHROOM

6' 8" x 5' 6" (2.04m x 1.70m)

Three piece suite comprising of WC, wash hand basin and bath with mixer shower. Tiled walls, heated towel rail and down lights. Storage cupboard and opaque uPVC double glazed window to rear.

EXTERIOR

Enclosed lawned gardens to front and side, pathway to entrance porch and ample driveway with access to garage.

GARAGE

15' 10" x 9' 3" (4.83m x 2.84m)

Up and over door and external door to rear garden.

