

Total area: approx. 105.1 sq. metres (1130.8 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. Follow the road round and passed the Old Smithy fish and chip shop and take your next left into Ashdown Road. Turn right into Hornbeam Crescent and the next right into Acacia Close where the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/space.loops.game>

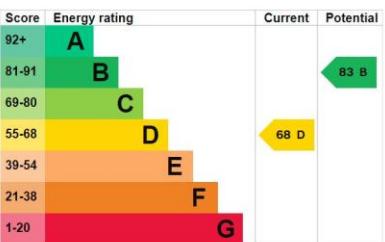
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, gas, water 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.



£325,000



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GARAGE &
PARKING

9 Acacia Close,
Barrow-in-Furness, LA13 0JJ

For more information call **01229 445004**

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

Spacious extended four bedroom detached bungalow situated in this highly popular location in Holbeck set towards the end of a quiet cul-de-sac with surrounding amenities including local shops, two popular family Public Houses in The Ship and Crofters, bus routes to Barrow Town Centre, Tesco Metro and Roose Train Station. On top of this close by are two excellent local schools in Yarlside Academy and Roose School meaning this bungalow would suit a family buyer. There is the added incentive of an attached garage, ample driveway, complimented with uPVC double glazing and gas fired central heating system. The property itself comprising of lounge, modern kitchen/dining room, side porch/utility area, four bedrooms and luxury bathroom. Good sized low maintenance gardens to front and particularly to the rear which is enclosed for privacy considerations and offers both decking and patio areas. Early inspection strongly advised.



Accessed through a PVC door into:

ENTRANCE HALL

Storage cupboard, door to lounge, kitchen/diner and bedroom.

LOUNGE

14' 10" x 13' 2" (4.54m x 4.02m)
UPVC double glazed window to front, coal effect living flame gas fire with chrome trim and feature surround, ceiling light point and radiator.

KITCHEN/DINER

18' 4" x 9' 5" (5.60m x 2.88m) widest point
Modern fitted kitchen with a good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and matching splashbacks. Integrated gas hob, electric oven, microwave and dishwasher. Breakfast bar area, ceiling light point and radiator. UPVC double glazed windows to rear, door to inner hall and door to:

SIDE PORCH

5' 3" x 3' 11" (1.61m x 1.21m)
Two uPVC double glazed windows to rear garden, space for fridge freezer and space and plumbing for washing machine. External door to the garden.

INNER HALL

Doors to all remaining bedrooms and bathroom.

BEDROOM

11' 11" x 9' 0" (3.65m x 2.75m)
UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM

12' 0" x 8' 4" (3.68m x 2.56m)
UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM

9' 0" x 6' 11" (2.75m x 2.13m)
UPVC double glazed window to side, ceiling light point and radiator.



BEDROOM

15' 3" x 8' 3" (4.65m x 2.53m)
Two uPVC double glazed windows to front and side, ceiling light point and radiator.

BATHROOM

Luxury three piece suite comprising of vanity unit housing concealed cistern, dual flush WC and wash hand basin with mixer tap and cupboards under and bath with shower over and screen. UPVC double glazed window to side, ceiling light point and ladder style radiator.

EXTERIOR

Well established and low maintenance gardens to front and rear which are enclosed for privacy considerations. Ample driveway leading to entrance door and garage plus pedestrian side access.

GARAGE

16' 11" x 9' 5" (5.18m x 2.88m)
Up and over door, light and power. External door to rear garden.

