

Total area: approx. 131.2 sq. metres (1412.0 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, taking your first left into Ashdown Road. Turn right into Hornbeam Crescent and at the junction at the top of the hill, turn left into Red Oak Avenue. Take your first right into Chestnut Walk and follow the road up the hill 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/bravo.hours.give>

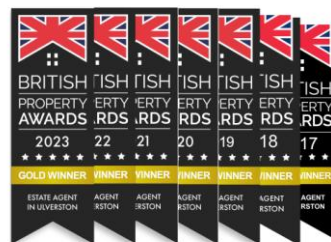
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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

23 Chestnut Walk,
Barrow-in-Furness, LA13 0JB

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Semi detached family home occupying a favourable elevated location in a quiet cul-de-sac on the ever-popular Holbeck Estate in Barrow. Situated close and within walking distance to the highly regarded Yarlside Academy and close to family friendly public houses, swing park, direct access to open fields from the rear garden, bus routes and local shop. Early inspection is strongly advised as the property has been well upgraded and maintained by the current vendor with modern contemporary decoration throughout. Comprising of entrance porch, 'L'-shaped lounge/diner with coal effect living flame gas fire, kitchen, study/bedroom with three bedrooms, stylish family four piece bathroom and separate WC to the first floor. Complete with views from the gardens and the living space towards Barrow town and Morecambe Bay, off-road parking extending to the side of the house, garage, lawned front garden and enclosed, well-established rear garden.



Accessed through a PVC door into:

ENTRANCE PORCH

UPVC double glazed windows, radiator and door to:

HALL

Door to lounge/diner, kitchen and bedroom. Stairs to first floor with understairs cupboard, ceiling light point and radiator.

LOUNGE/DINER

20' 2" x 15' 8" (6.16m x 4.79m)

L-shaped room with two uPVC double glazed bay windows to front, gas fire with black marble surround, ceiling light point and two radiators.

KITCHEN/BREAKFAST ROOM

15' 5" x 10' 5" (4.7m x 3.18m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap, chrome handles and matching splashback tiling. Integrated double oven with five ring gas hob and cooker hood over, integrated fridge/freezer and wine cooler. Space and plumbing for washing machine, space for dryer, spot lights to ceiling and radiator. UPVC double glazed sliding window through to conservatory and door to:

CONSERVATORY

16' 6" x 8' 7" (5.03m x 2.62m)

UPVC double glazed windows to rear garden, radiator and PVC French style double doors to rear garden.

BEDROOM

12' 5" x 9' 4" (3.78m x 2.84m)

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

FIRST FLOOR LANDING

Doors to all upper rooms, ceiling light point, loft access and uPVC double glazed window to side.

BEDROOM

12' 3" x 10' 5" (3.73m x 3.18m)

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

BEDROOM

11' 11" x 10' 5" (3.63m x 3.18m)

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



BEDROOM

9' 3" x 4' 11" (2.82m x 1.5m)

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

BATHROOM

Four piece suite comprising of low level, dual flush WC, pedestal wash hand basin, corner shower cubicle and corner bath with telephone style mixer tap. Tiling to walls, storage cupboard, ceiling light point and eaves storage. UPVC double glazed window to side.

WC

Two piece suite comprising of concealed cistern, dual flush WC and wall mounted wash hand basin. Tiling to mid height, ceiling light point and uPVC double glazed window to side.

EXTERIOR

Extensive driveway to the front extending to the side of the property and garage. Lawned garden to front with established tree and enclosed, lawned garden to rear with timber decking and boarder plant and shrubs. Wooden latch gate to open fields to rear.

GARAGE

19' 9" x 8' 9" (5.41m x 2.67m)

Up and over door, light and power.

