



Total area: approx. 80.8 sq. metres (869.9 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 and continue passed Yarlside stores and The Ship Inn and take your following right into Balmoral Drive. Turn right into Belvedere Road and first left into Arundel Drive where the property can be found at the head of the cul-de-sac.

The property can be found by using the following "What Three Words": <https://w3w.co/tree.dart.scarf>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: C  
 LOCAL AUTHORITY: Westmorland & Furness 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.



**£285,000**



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**GARAGE & PARKING**

**16 Arundel Drive,  
 Barrow-in-Furness, LA13 0HT**

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)

Two/three bedroom semi detached bungalow situated in this highly popular location at the end of an elevated cul-de-sac in Holbeck. Surrounding amenities include local shops, two popular family Public Houses in The Ship and Crofters, Bus Routes to Barrow Town Centre and Roose Train Station. As well as two excellent local schools in Yarlside Academy and Roose School. Comprising of spacious bay window lounge, dining room/bedroom, kitchen, rear porch, two double bedrooms and shower room as well as a drop down ladder in the hallway to a fully boarded loft with windows. To the outside is a detached garage, driveway and low maintenance gardens to the front and rear which are enclosed for privacy considerations. Complete with uPVC double glazing and gas fired central heating system.



Accessed through a PVC door to:

**PORCH**

Door to:

**HALLWAY**

Storage cupboard, radiator, loft access and ceiling light point. Doors to lounge, kitchen, two bedrooms and shower room.

**LOUNGE**

12' 11" x 11' 2" (3.94m x 3.41m)

UPVC double glazed bay window to front, coal effect living flame gas fire with chrome trim, marble effect back, plinth and Beech-stained surround. Coving to ceiling, ceiling light point and radiator.

**KITCHEN**

12' 9" x 9' 5" (3.91m x 2.88m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, chrome handles and splashback tiling. Space for range cooker, plumbing and space for slimline dishwasher, ceiling light point and radiator. Door to rear porch, uPVC double glazed windows to side and door to:

**DINING ROOM/BEDROOM**

12' 9" x 10' 0" (3.91m x 3.06m)

Three uPVC double glazed window to side and rear, coal effect living flame gas fire with chrome trim, marble effect back, plinth and beech stained surround. Ceiling light point and radiator.

**BEDROOM**

13' 9" x 10' 5" (4.20m x 3.18m)

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

**BEDROOM**

10' 10" x 10' 5" (3.32m x 3.18m)

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

**SHOWER ROOM**

Three piece suite comprising of corner shower cubicle, vanity unit housing concealed cistern, dual flush WC and wash hand basin with mixer tap and cupboards under. Storage cupboard, ceiling light point, panelling to walls and ceiling light point. UPVC double glazed window to side.



**REAR PORCH**

External door and housing combination boiler for the hot water and heating system.

**LOFT ROOM**

Roof window, eaves storage space, light and power.

**EXTERIOR**

Well established and low maintenance gardens to front and mostly lawned to rear which are enclosed for privacy considerations. Driveway leading to front door and garage.

**GARAGE**

Light and power. External door to rear garden.

