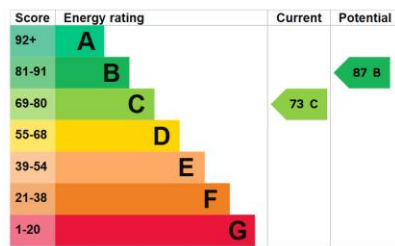


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### 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 taking your second left into Holbeck Park Avenue. Follow the road up the hill, passed Crofters on your right-hand side, and turning right before the swing park into Princewood Drive, and immediate left into Birch Close where the property can be found nestled in the left-hand corner.

The property can be found by using the following "What Three Words" <https://w3w.co/model.video.vast>



#### 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.

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

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3



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GARAGE &  
PARKING

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5 Birch Close,  
Barrow-in-Furness, LA13 0RQ

For more information call **01229 445004**

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Extended semi detached family home nestled and occupying a favourable elevated position with some fine views in a quiet cul-de-sac on the ever-popular Holbeck Estate in Barrow. Situated close and within walking distance of the highly regarded Yarside Academy, family friendly public houses, swing park, bus routes and local shop. Early inspection is strongly advised as the property has been well maintained by the current vendor with modern contemporary decoration throughout and includes a central heating system, uPVC double glazing, modern kitchen and luxury bathroom. Comprising porch, open-plan lounge, kitchen/dining room, attached garage with electric roller door to the ground floor with three good sized bedrooms and stylish family bathroom. Complete with off road parking, low maintenance garden to front and enclosed rear garden which is laid mostly to lawn.



Accessed through a PVC door with glazed inserts into:

**ENTRANCE PORCH**

Storage cupboard and door to:

**LOUNGE**

12' 8" x 12' 1" (3.86m x 3.68m)

UPVC double glazed windows to front, stairs to first floor with under stairs cupboard and radiator. Door to:

**KITCHEN/DINER**

10' 3" x 12' 8" (3.12m x 3.86m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Integrated electric oven and gas hob with cooker hood over, space and plumbing for slimline dishwasher and space for American fridge/freezer. Radiator and stable style door to the rear garden.

**FIRST FLOOR LANDING**

Access to loft and all upper rooms. UPVC double glazed window to side and radiator.

**BEDROOM**

11' 11" x 12' 8" (3.63m x 3.86m)

Double room with uPVC double glazed window to front with views towards Barrow Town and Morecambe Bay and radiator.

**BEDROOM**

25' 3" x 7' 11" (7.7m x 2.41m)

Three uPVC double glazed windows to front, side and rear with views and radiator.

**BEDROOM**

10' 4" x 6' 0" (3.15m x 1.83m)

Single room with storage cupboard, radiator and uPVC double glazed window to rear.



**BATHROOM**

7' 4" x 6' 4" (2.24m x 1.93m)

Modern four piece suite comprising of low level, dual flush WC, wash hand basin within vanity unit with cupboards under, shower cubide and panelled bath. Tiling to walls and uPVC double glazed window to rear.

**EXTERIOR**

Ample off-road parking to the front extending to the entrance door and garage with the front area being low maintenance. Side aspect access to the rear garden which is also low maintenance with a lawn and patio area. Door to:

**GARAGE**

25' 9" x 82' 9" (7.85m x 25.22m)

Electric roller door, space and plumbing for washing machine and double base unit incorporating stainless steel sink unit. Wall mounted combination boiler for the hot water and heating system, power and light.

