



Immaculately presented and recently updated two-bedroom mid mews, occupying a favourable level location 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, and dose to family friendly public houses, swing park, 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 and lighting throughout. Includes gas central heating system, uPVC double glazing, modern kitchen/dining room with integral appliances, luxury shower room, parking to front and low maintenance garden to rear with composite decking and storage shed. Comprising of entrance vestibule, doaks/WC, lounge with coal effect living flame gas fire, kitchen/dining room with breakfast bar and French doors to rear garden to the ground floor with two double bedrooms and stylish shower room to the first floor. Early internal inspection strongly recommended.



Accessed through a door into:

VESTIBULE

Entrance door, door to lounge and stairs to first floor. Door to:

WC

Modern two-piece suite comprising of WC and wash hand vanity basin. Heated towel rail and uPVC double glazed window to front.

LOUNGE

14' 9" x 12' 1" (4.5m x 3.68m)
UPVC double glazed windows to front and coal effect living flame gas fire with marble effect surround, wood laminate flooring and radiator. Door to:

KITCHEN/DINING ROOM

9' 1" x 15' 5" (2.77m x 4.7m)
Fitted with a range of base, wall and drawer units with worktop over incorporating sink with mixer tap and splash back tiling. Wood laminate flooring, radiator, under stairs storage and cupboard housing combination boiler for the hot water and heatng system. UPVC double glazed window to rear, fridge/freezer, dishwasher and electric hob/double oven. Breakfast bar and uPVC double glazed French style double doors to rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.



BEDROOM

15' 2" x 13' 1" (4.62m x 3.99m)
UPVC double glazed window to front, radiator and two storage cupboards.

BEDROOM

9' 10" x 9' 3" (3m x 2.82m)
Radiator and uPVC double glazed window to rear.

BATHROOM

Three-piece suite comprising of WC, wash hand basin and tiled shower cubicle. Wood laminate flooring, radiator and uPVC double glazed window to rear.

EXTERIOR

Block paved double off road parking to front extending to entrance door. Enclosed, low maintenance garden with composite decking area, storage shed and border plants/shrubs.

