



## 18 Holyoake Avenue

Barrow In Furness, LA13 9LH

Offers In The Region Of £395,000



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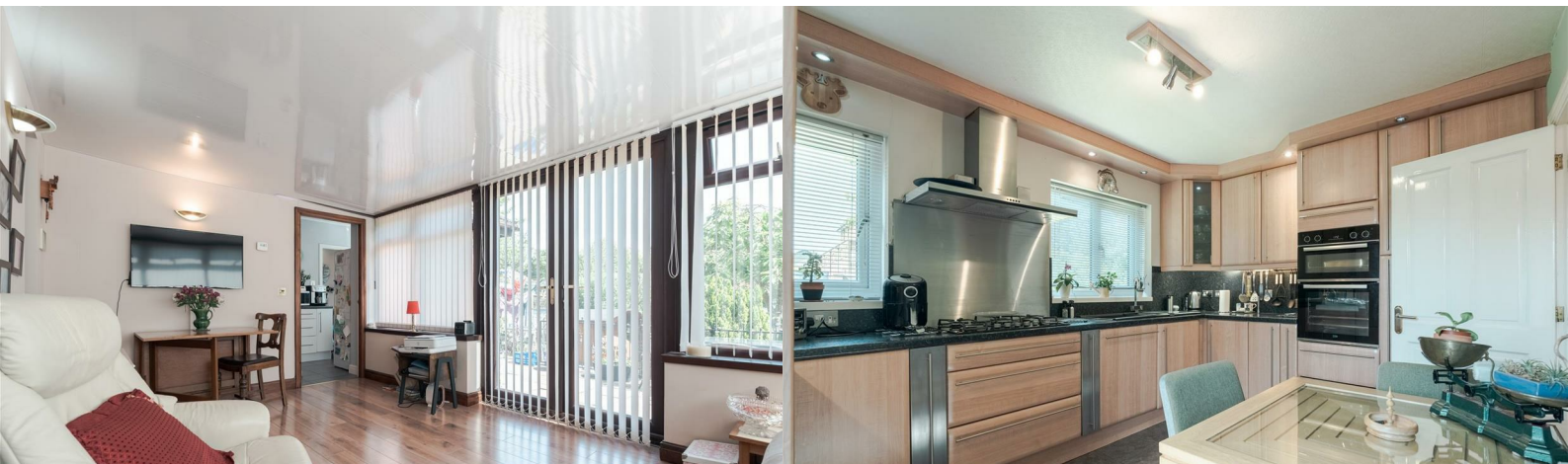
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# 18 Holyoake Avenue

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## Offers In The Region Of £395,000



**A beautifully presented four-bedroom detached family home situated in a highly sought-after and popular residential location. This spacious property offers well-proportioned accommodation throughout, complimented by tasteful décor and a warm, welcoming atmosphere. Outside, the home benefits from a garage, ample parking, and mature, well-maintained gardens providing an attractive setting for family living and outdoor entertaining. Conveniently located close to local amenities, schools, and transport links, this is an exceptional home that combines style, space, and practicality.**

Upon entering the property via the welcoming porch, you are greeted by a central hallway providing access to the principal ground floor accommodation as well as the ground floor WC. To the front of the property, the well-appointed kitchen/diner is fitted with an excellent range of contemporary wall and base units, offering ample preparation space and room for family dining. The kitchen enjoys an abundance of natural light, creating a bright and sociable environment for everyday living with integrated appliances such as a fridge/freezer and dishwasher.

The spacious dining room provides an ideal setting for formal entertaining and family gatherings, whilst the impressive reception room forms the heart of the home. This inviting living space enjoys direct access to the conservatory, which overlooks the rear garden and provides an additional reception area perfect for relaxing throughout the year. Further enhancing the ground floor accommodation is a practical utility room with a modern shower room and WC.

To the first floor, a central landing provides access to two well-proportioned bedrooms, both enjoying attractive views over the rear garden. One of the bedrooms further benefits from a built-in wardrobe, offering practical storage solutions. A few steps further up, a second landing leads to the family bathroom, which is fitted with a vanity sink, a bath with overhead electric shower, and a WC. This level also accommodates the principal bedroom, complete with a built-in wardrobe, along with a further bedroom, providing flexible accommodation for family members or guests.

Externally, the property is approached via an attractive frontage and benefits from a garage. To the rear lies a particular feature of the home, a beautifully maintained and mature garden offering a high degree of privacy. Predominantly laid to lawn with established trees, shrubs and colourful planting, the garden provides a tranquil outdoor retreat. A raised terrace adjoining the conservatory creates an excellent space for al fresco dining and entertaining whilst enjoying views across the landscaped grounds.

### Entrance Porch

8'5" x 3'3" (2.58 x 1.00)

### Reception

16'9" x 12'0" (5.13 x 3.66)

### WC

3'1" x 5'5" (0.95 x 1.66)

### Dining Room

8'1" x 13'4" (2.48 x 4.08)

### Conservatory

10'4" x 14'11" (3.17 x 4.56)

### Kitchen

9'6" x 13'1" (2.92 x 3.99)

### Utility

5'11" x 11'3" (1.81 x 3.44)

### Shower Room

3'11" x 11'2" (1.20 x 3.42)

### Master Bedroom

13'2" x 9'8" (4.02 x 2.95)

### Bedroom Two

9'11" x 8'0" (3.04 x 2.46)

### Bathroom

8'1" x 5'4" (2.48 x 1.63)

### Bedroom Three

8'9" x 12'1" max (2.69 x 3.70 max)

### Bedroom Four

8'9" x 7'6" (2.69 x 2.29)

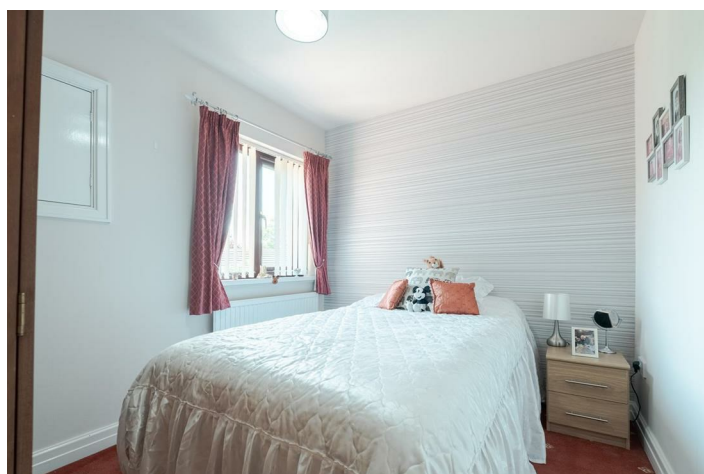
### Garage

18'3" x 10'8" (5.58 x 3.26)

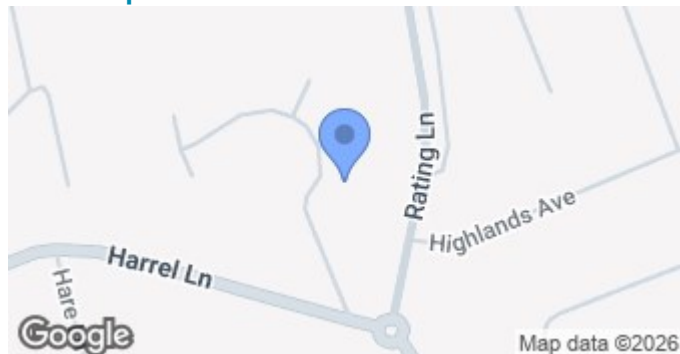


- Ideal Family Home
  - Conservatory
- Ground WC and Ground Floor Shower Room
  - Garage
  - Double Glazing

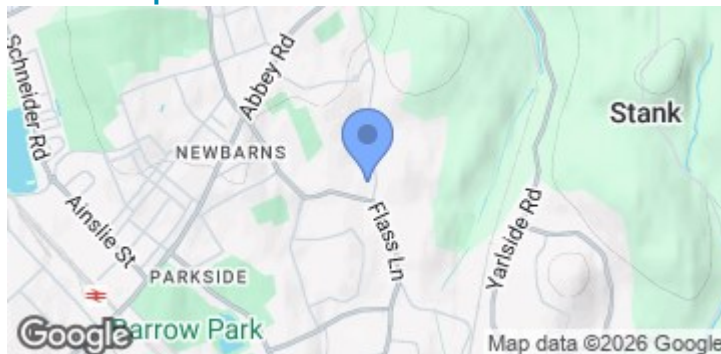
- Popular Location
- Large Rear Garden
- Under Floor Heating
- Gas Central Heating
- Council Tax Band - D



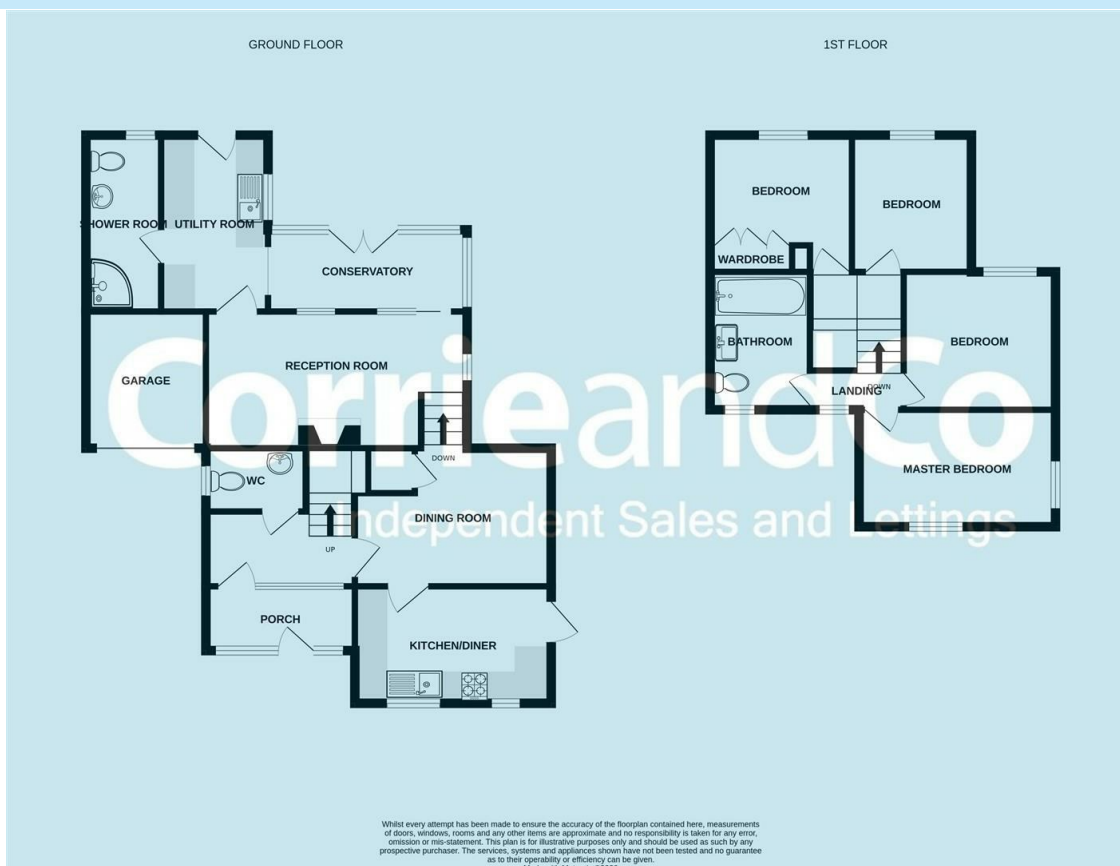
## Road Map



## Terrain Map



## Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

