



## 30 Holyoake Avenue

Barrow-In-Furness, LA13 9LH

Offers In The Region Of £330,000



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*A well-presented two-bedroom detached bungalow set in a private quite cul-de-sac. The property benefits from two bathrooms with one being an en-suite, off road parking, garage and a generous rear garden with plenty of outdoor space. The property is close to local transport links and schools and is a highly desirable area. Early viewings are encouraged.*

As you pull up to the property, you are greeted by a spacious private driveway offering ample off-road parking. To the side sits a substantial garage, perfect for secure storage or as a versatile space such as a home workshop or gym. The exterior maintains a tidy, welcoming curb appeal that hints at the comfort found within.

Stepping through the front door, you enter a practical vestibule—the perfect transition space for coats and shoes. This opens into a bright entrance hall that acts as the central hub of the home, connecting the living areas to the bedrooms.

Moving through, you find the heart of the home. The living room is a warm and bright space flooded with natural light offering a cosy and airy atmosphere. Accessible from here is the conservatory at the rear of the property, which serves as a seamless bridge between the indoors and the garden, ideal for a morning coffee or a secondary lounge area.

The kitchen is a chef's delight, boasting sleek, modern finishings and crisp, clean cabinetry. With an abundance of worktop space creating a functional and stylish space. The standout feature is the huge double oven, ready to handle everything from daily meals to large family gatherings.

Tucked away from the main social hubs to ensure peace and quiet, you'll find the sleeping arrangements. The main suite is a generous double bedroom featuring the added luxury of a private ensuite bathroom. The second bedroom is a versatile and spacious room with plenty of square footage for wardrobes and furniture. Finally, the home is served by a crisp, modern bathroom equipped with a contemporary shower and high-quality fixtures.

### Entrance Hallway

### Reception

11'8" x 18'10" (3.57 x 5.76)

### Kitchen

11'6" x 9'6" (3.51 x 2.90 )

### Conservatory

7'8" x 10'9" (2.34 x 3.28 )

### Bedroom One

9'7" x 13'10" (2.93 x 4.24 )

### Ensuite

8'7" x 6'6" (2.62 x 2.00 )

### Bedroom Two

12'0" x 8'5" (3.68 x 2.58 )

### Shower Room

8'10" x 5'10" (2.71 x 1.78 )

### WC

5'10" x 3'0" (1.80 x 0.93 )

### Garage

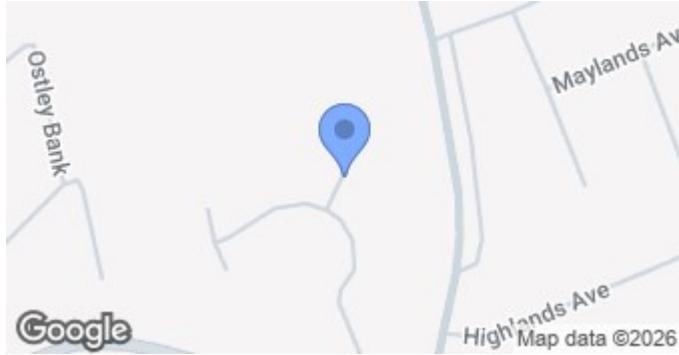
16'4" x 13'3" max 9'9" min (4.98 x 4.05 max 2.99 min )



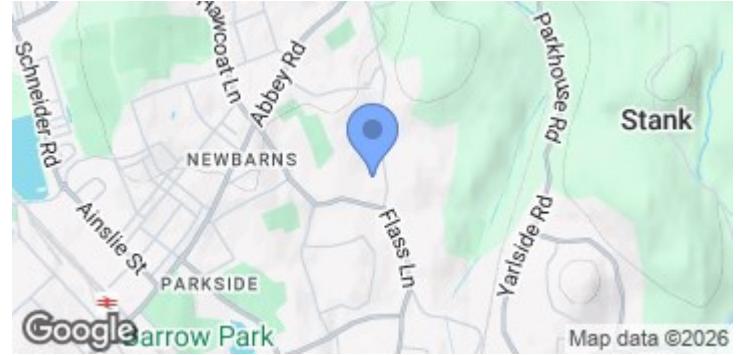
- Detached Bungalow
- Two Bedrooms
  - Garage
- Off Road Parking
- Conservatory
- Large Garden
- Master Bedroom With En-suite
- Cul-De-Sac Location
- Family Bathroom
- Council Tax Band - D



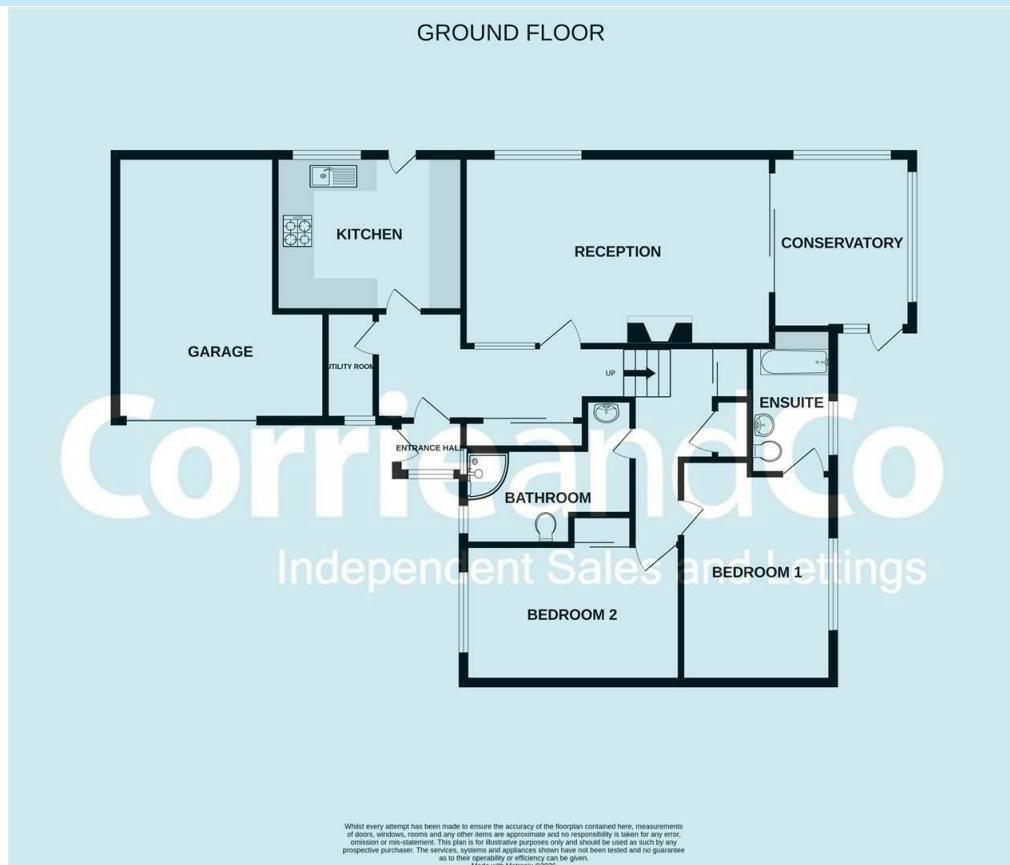
## Road Map



## Terrain Map



## Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			