



34 Holebeck Road

Barrow-In-Furness, LA13 0HR

Offers In The Region Of £260,000



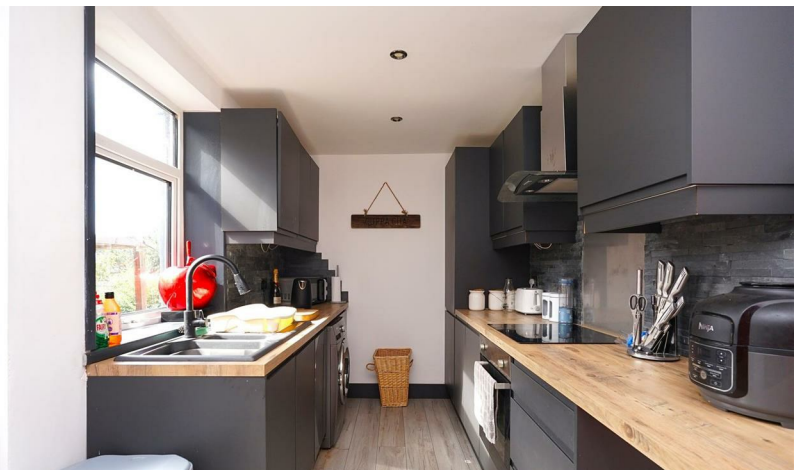
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This well-presented semi-detached property offers three bedrooms, off-road parking, and a private rear garden. Situated in a popular location close to local amenities and schools, it provides excellent convenience for families. With spacious living accommodation throughout, this home is ideal for growing families looking for comfort, practicality, and a great location.

Entering through the porch, you step into a welcoming hallway that provides access to the stairs to the first floor, the lounge, and the living/dining room. To the front aspect, the lounge is a bright and cosy space, featuring a bay window that allows for an abundance of natural light. The room is finished with cream carpeting and benefits from a multi-fuel burner, offering both comfort and character. The living/dining room, located to the rear, is a spacious and versatile area perfect for family life or entertaining. The light grey laminate flooring flows seamlessly from the hallway, continuing through into the kitchen. This room also features a multi-fuel burner, and French doors open out into the garden, creating a lovely indoor-outdoor connection. Leading into the kitchen, you'll find a stylish and contemporary space fitted with dark grey, flat-fronted wall and base units, complimented by oak-effect laminate work surfaces and a stone tile splashback. Integrated appliances include an electric hob, single oven, and a stainless steel extractor fan, with additional space for freestanding appliances.

Continuing to the first floor, you will find three well-proportioned bedrooms and a stylish shower room. The first bedroom, a spacious double, is positioned at the front of the property. It benefits from built-in storage, grey carpeting, and a bright, airy feel thanks to its front-facing aspect. The second and third bedrooms, also doubles, are located at the rear of the property, both offering pleasant views over the garden. These rooms provide flexible space, ideal for family members, guests, or a home study setup. Completing the first floor is a modern shower room, fitted with a contemporary three-piece suite comprising a WC, a vanity sink unit, and a walk-in shower. The walls are finished with sleek dark grey cladding, and the room features laminate flooring, giving it a clean, modern aesthetic.

To the rear of the property, you'll find a raised patio area, ideal for outdoor dining or relaxing. This area includes a sheltered section, perfect for year-round use. Steps lead down to a lawned garden, bordered by mature bushes, creating a private and green outdoor space for both entertaining and family enjoyment.

Entrance Porch

5'2" x 23'6" (1.58 x 0.72)

Lounge

13'4" x 13'7" (4.08 x 4.15)

Living/Dining

11'6" x 16'7" (3.51 x 5.07)

Kitchen

7'0" x 14'7" (2.14 x 4.46)

Bedroom One

10'10" x 13'7" (3.32 x 4.16)

Bedroom Two

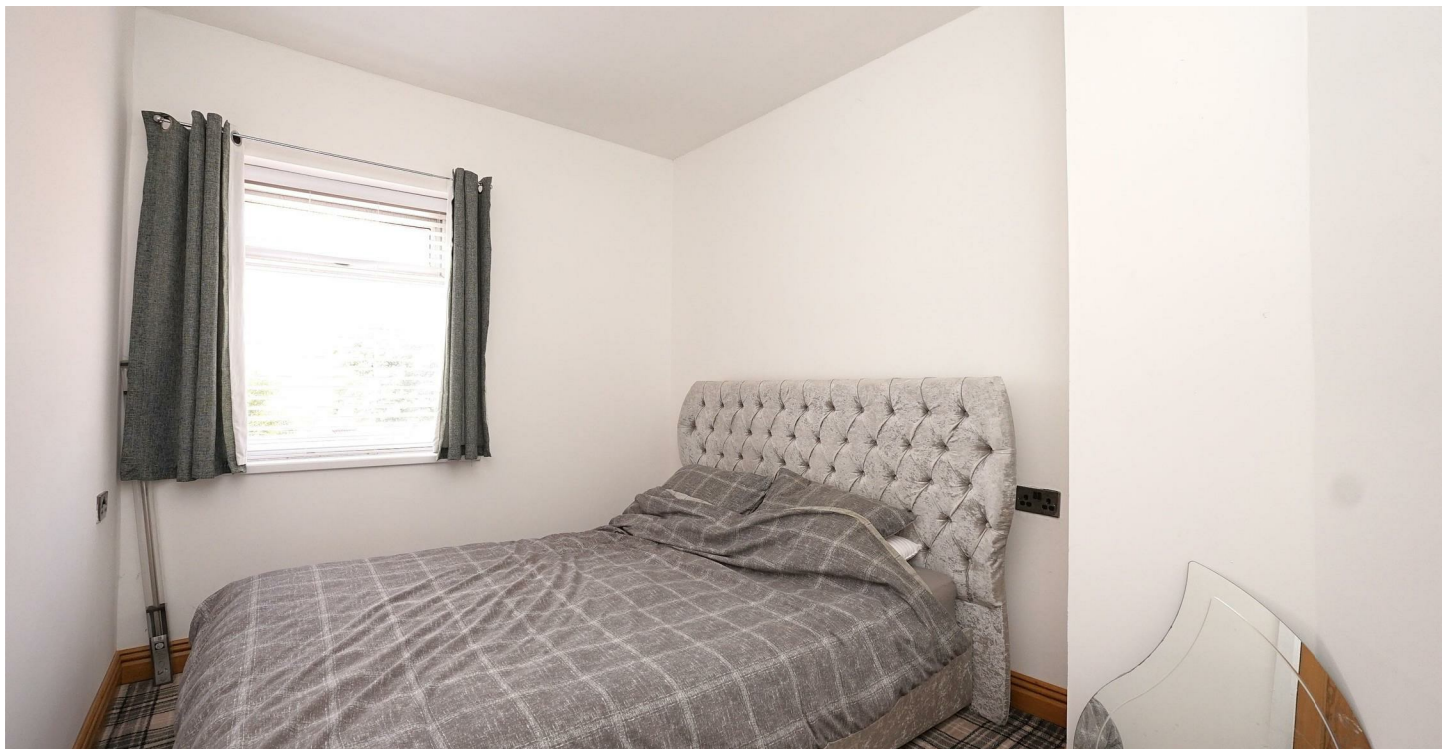
11'5" x 8'2" (3.48 x 2.49)

Bedroom Three

7'11" x 8'2" (2.43 x 2.49)

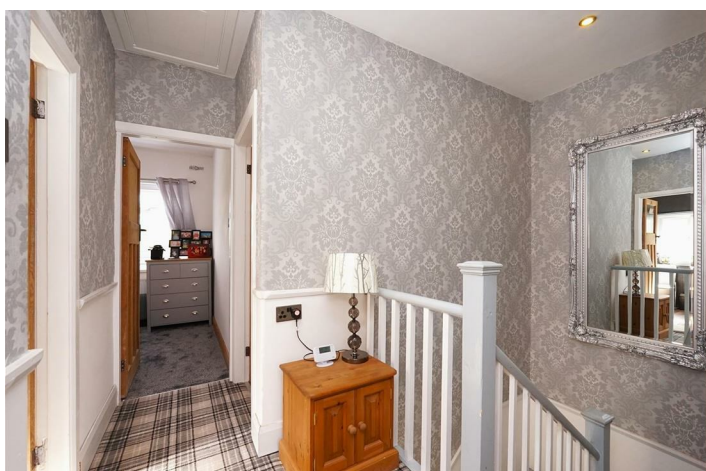
Shower Room

8'7" x 5'9" (2.63 x 1.76)

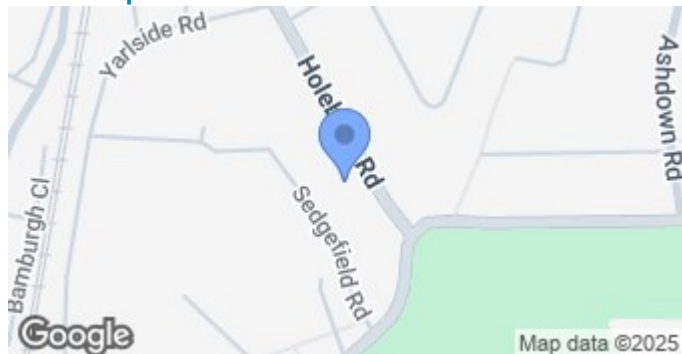


- Ideal Family Home
- Ready to Move into
- Close to Amenities
- Off Road Parking
- Gas Central Heating

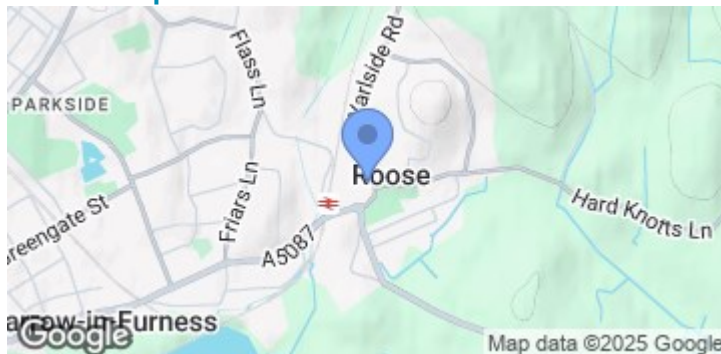
- Popular Location
- Modern Decor Throughout
 - Rear Garden
 - Double Glazing
- Council Tax Band - C



Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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

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