

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



151 Holbeck Park Avenue

Barrow-In-Furness, LA13 0UA

Offers In The Region Of £310,000



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151 Holbeck Park Avenue

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This imposing, spacious and well presented Neil Price home is offered for sale for the first time since built. Accommodation is spread over three floors and includes five bedrooms with an en-suite to the Master, a sociable kitchen diner, utility closet, WC and excellent lounge. The home is close to popular restaurants and desirable schools as well as being a short walk from the local train station and superstore.

This attractive and imposing five bedroom semi-detached family home boasts excellent kerb appeal and block paved driveway with parking for two vehicles.

The impressive hallway benefits from laminate flooring and neutral décor with access to the two piece WC, utility closet which has space for a washer, dryer with worktops and wall mounted combi boiler. There is a useful under stairs storage cupboard and spacious store room which has been partitioned from the integral garage. The kitchen diner has been fitted with a good range of wood and beige effect wall and base cabinets with complimentary worktops, breakfast bar and tiled backsplash. The integrated appliances include a five ring gas hob, single oven, dishwasher and fridge freezer. There is ample space for a dining table and French doors provide access to the garden.

To the first floor you will find the lounge which boasts dual aspect windows to the front aspect and an electric fire. The family bathroom has a four piece suite comprising a low level bath, corner shower and white vanity sink with WC with full tiling to the walls. There are two bedrooms on this floor with one having a built in wardrobe. The landing benefits from a linen closet and stairs ascend to the second floor.

The second floor accommodates three further good size bedrooms including the master suite with en-suite shower room comprising a corner shower and white vanity sink with WC and half tiling to the walls.

Externally, to the rear there is a two tiered enclosed garden with patio bordered by slate chippings and raised lawn.

GROUND FLOOR

Entrance Hall

18'2" x 6'0" (5.56 x 1.85)

Kitchen Diner

18'10" x 11'2" (5.76 x 3.42)

Ground Floor WC

5'0" x 4'7" (1.53 x 1.42)

Utility Closet

5'5" x 2'7" (1.67 x 0.80)

Store Room

7'10" x 8'9" (2.40 x 2.68)

Integral Garage

9'7" x 8'9" (2.93 x 2.68)

FIRST FLOOR

Lounge

10'10" x 18'10" (3.31 x 5.75)

Family Bathroom

8'11" x 6'6" (2.73 x 2.00)

Bedroom Four

11'2" x 9'1" (3.42 x 2.77)

Bedroom Five

8'3" x 9'1" (2.52 x 2.79)

SECOND FLOOR

Master Bedroom

14'8" x 12'6" in to eaves (4.49 x 3.82 in to eaves)

En-suite to Master

6'1" x 11'1" in to eaves (1.87 x 3.40 in to eaves)

Bedroom Two

9'3" x 14'10" in to eaves (2.82 x 4.54 in to eaves)

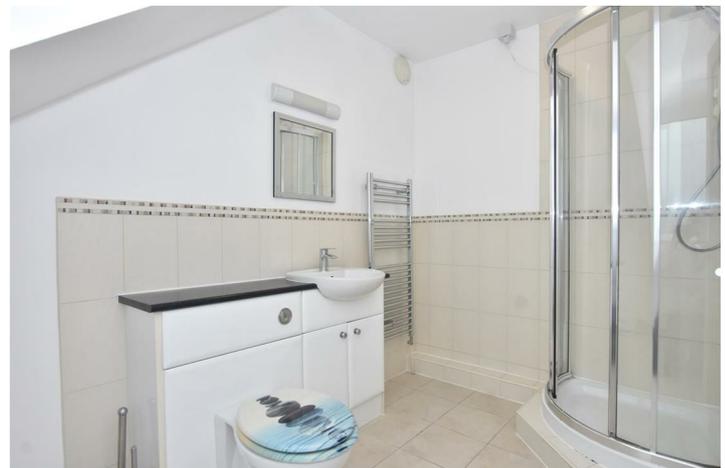
Bedroom Three

11'5" x 8'10" in to eaves (3.48 x 2.71 in to eaves)



- Impressive Family Home
 - Rear Garden
- Sociable Kitchen Diner
 - No Onward Chain
 - Double Glazing

- Spacious Accommodation
 - En-suite to Master
 - Double Driveway
 - Gas Central Heating
 - Council Tax Band - D



Road Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

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

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.

