

FREEHOLD



16 POPLAR BANK, BARROW-IN-FURNESS, LA13 0RB

£320,000

FEATURES

- | | |
|----------------------------------|--|
| Detached Family Residence | Lounge & Conservatory |
| Highly Popular Holbeck Location | Fantastic Family Kitchen/Dining Room |
| Well Maintained By Current Owner | Four Bedrooms & Shower Room |
| Gas CH System & uPVC DG | Gardens To Front & Rear With Allotment |
| Hallway & Cloaks/WC | Off-Road Parking & Detached Garage |



Occupying an elevated position with attractive views, this beautifully presented detached family home is situated in a quiet cul-de-sac on the highly sought-after Holbeck Estate in Barrow. A particular feature of the property is the adjoining allotment to the rear garden, offering additional outdoor space and excellent potential for keen gardeners. Ideally located within a short walk of the highly regarded Yarlside Academy, the property is also conveniently close to family-friendly public houses, a children's play park, local shops and regular bus routes, making it an ideal choice for families. The current owners have maintained and upgraded the property to a high standard, with stylish contemporary décor throughout. The home benefits from a gas central heating system, a modern fitted kitchen/dining room with integrated appliances, and a luxurious family shower room. The accommodation comprises of a welcoming entrance hallway, a contemporary cloakroom/WC, a spacious lounge, a modern kitchen/dining room with integrated appliances, and a uPVC conservatory providing direct access to the rear garden. To the first floor are four well-proportioned bedrooms and a stylish family bathroom. Externally, the property offers ample off-road parking to the front and side, leading to the detached garage. Well-maintained lawned gardens to the front and rear provide excellent outdoor space, with the added benefit of the adjoining allotment. This is an excellent opportunity to acquire a spacious, move-in-ready family home in one of Barrow's most desirable residential locations, and early internal viewing is highly recommended.

Accessed through a PVC door into:

double glazed sliding patio doors to the conservatory. Door to:

electric wall heater, wood laminate flooring and external doors to the rear garden.

ENTRANCE HALLWAY

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

KITCHEN/DINING ROOM

17' 3" x 12' 4" (5.26m x 3.76m) max
Fantastic kitchen fitted with a good range of base units with drawer pack and wall units in a Chronos Grey slab with marble effect worktops. Electric hob, electric double oven, dishwasher, sink with mixer tap and two uPVC double glazed windows to the side. Understairs cupboard, space for an American style fridge/freezer and dining table, plus radiator. Door to:

FIRST FLOOR LANDING

Doors to all upper rooms and storage cupboard housing combination boiler for heating and hot water system.

CLOAKS/WC

Luxury two-piece suite comprising of WC and wash hand basin, uPVC double glazed window to the front and radiator.

BEDROOM

12' 4" x 11' 0" (3.76m x 3.35m)
Built-in wardrobes, uPVC double glazed window to the front and radiator.

LOUNGE

21' 6" x 10' 9" (6.55m x 3.28m)
Coal effect living flame gas fire with brass trim, marble effect back and plinth and pine-stained surround. Wood laminate flooring, uPVC double glazed bow window to the front, radiator and

CONSERVATORY

10' 6" x 14' 6" (3.2m x 4.42m)
UPVC double glazed windows to the rear garden,

BEDROOM

12' 4" x 9' 3" (3.76m x 2.82m) max
Over stairs storage, radiator and uPVC double glazed window to the side.

BEDROOM

9' 0" x 7' 10" (2.74m x 2.39m)

Radiator and uPVC double glazed window to the rear with some fine views.

BEDROOM

9' 1" x 6' 3" (2.77m x 1.91m)

UPVC double glazed window to the side and radiator.

SHOWER ROOM

Three-piece suite comprising of WC, wash hand vanity basin and shower cubicle. UPVC double glazed window to the rear, tiling to the walls and heated towel rail.

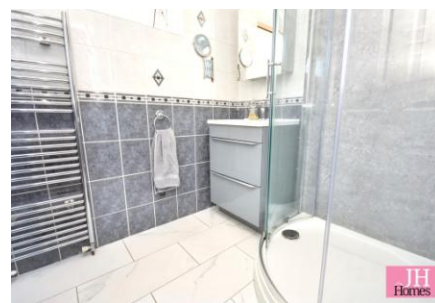
EXTERIOR

Ample off-road parking to the front extending to the side and garage. Lawned area to front and enclosed, low maintenance garden with further lawned area and access to attached allotment.

GARAGE

18' 3" x 8' 8" (5.56m x 2.64m)

Up'n'Over door, plus light and power points.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

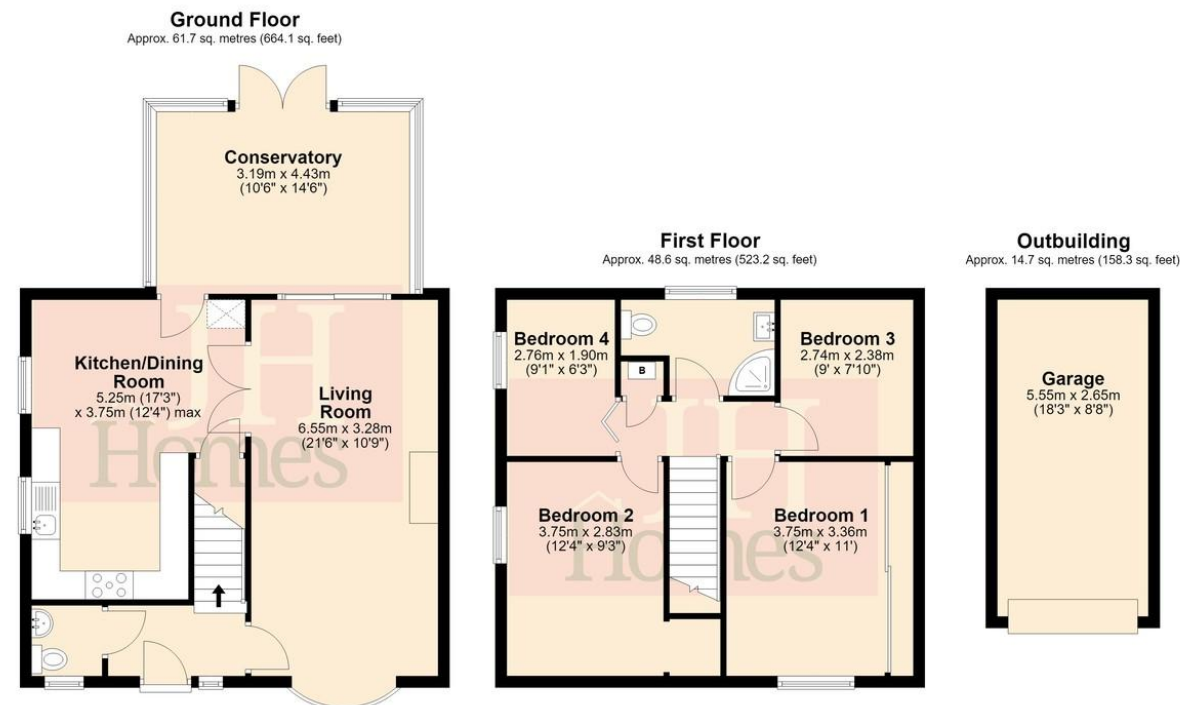
LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

On entering Barrow from Mill Brow roundabout, take your second left into Rating Lane. At the following roundabout turn left into Flass Lane. Continue left into Flass Lane, past Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout take the second exit into Leece Lane, follow the road round and up the hill, eventually taking your second left into Holbeck Park Avenue. Follow the road up the hill, passed Crofters on your right-hand side, and turning right after the swing park into Hawthorn Drive. Turn right into Poplar Bank and the property is on your right-hand side.

It can also be found by using the following "What Three Words": <https://w3w.co/caring.branded.chip>



Total area: approx. 125.0 sq. metres (1345.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

