

GARDEN

Extensive rear enclosed garden which has been well kept and maintained with lawned area, feature raised garden areas with mature plants/shrubs, paved seating areas, greenhouse, veg plot, water tap and side access gate

Open to the enclosed swimming pool area with paved seating areas with plenty of plants, shrubs and trees

OUTHOUSE/STORAGE

Pump room with power and light and pump/filtration system for pool

SIDE GARDEN

Easy maintenance side garden area with access to front, outside electrics and storage area

VIEWINGS

Key accompanied

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	80
(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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

Tenure

Freehold

Council Tax Band

D

Contact Details

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ROSS

Estate Agencies



Norland Avenue | Barrow-in-Furness | LA14 4ES

Asking Price £395,000

- Detached Extended Dormer Bungalow
- Popular Location In Hawcoat
- Hallway, Bay Windowed Lounge
- Kitchen/Diner, Utility Room
- 3/4 Bedrooms, Ground Floor Bathroom
- CH, DG, Off Road Parking For Several Cars
- Extended Garage, Workshop
- Mature Extensive Rear Garden
- And Yes A Swimming Pool!!
- Council Tax Band D



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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are delighted to bring to the market this extended detached dormer bungalow in the popular location of Hawcoat with its very own swimming pool in the garden! The property offers excellent family living accommodation comprising of entrance hallway giving access to a bay windowed lounge, dining room, kitchen/diner, ground floor bedroom, family bathroom and the dormer provides 2 further bedrooms. The property benefits from central heating, double glazing, off road parking for several cars, extended 11 metre garage with workshop/utility room, mature extensive rear garden with lawned areas, seating areas, outhouse, the swimming pool with seating area, pump room and outhouse. Viewing is highly recommended.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking for several cars, easy maintenance front garden area with paved areas, access to garage and double glazed door to vestibule

VESTIBULE

Door to entrance hall

ENTRANCE HALL

Coved ceiling, storage cupboard, spindle staircase, stairs to first floor, 2 radiators and doors to –

LOUNGE

15' 3" x 15' 5" (4.65m x 4.72m)

Double glazed bay window with pleasant views, double glazed window to side, feature fire surround with coal effect fire, coved ceiling and 2 radiators

DINING ROOM

13' 7" x 11' 10" (4.15m x 3.61m)

Double glazed patio doors leading to rear garden, coved ceiling and radiator

KITCHEN/DINER

14' 11" x 12' 5" (4.56m x 3.80m)

Double glazed windows, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, cooker point with cooker hood, display unit with glass doors, wine rack, tiled splash, spotlight ceiling, radiator and double glazed door to rear

GROUND FLOOR BEDROOM

13' 1" x 11' 6" (4.01m x 3.51m)

Double glazed bay window, coved ceiling and radiator

GROUND FLOOR BATHROOM

Double glazed frosted window, 4 piece suite with low level w.c, pedestal hand wash basin with taps, corner glazed shower cubicle with shower, tiled splash, spotlight ceiling and radiator

LANDING

Spindle staircase with balustrade, storage in eaves and doors to bedrooms 2 and 3

BEDROOM 2

16' 6" x 7' 10" (5.04m x 2.39m)

Double glazed window, feature hand wash basin with vanity unit, storage in eaves and radiator

BEDROOM 3

7' 9" x 11' 0" (2.38m x 3.36m)

Double glazed window, storage in eaves and radiator

EXTENDED GARAGE

8' 2" x 37' 11" (2.49m x 11.56m)

Electric up and over door, power and light, double glazed door to rear, 2 skylights and door to utility room

UTILITY ROOM

9' 3" x 9' 0" (2.83m x 2.75m)

Plumbing for washer, wall mounted cupboards, worktops, skylight, radiator and door to workshop

WORKSHOP

15' 5" x 19' 3" (4.70m x 5.88m)

Double doors to rear garden, power, light, stainless steel sink unit and skylight

