

Total area: approx. 116.3 sq. metres (1252.0 sq. feet)

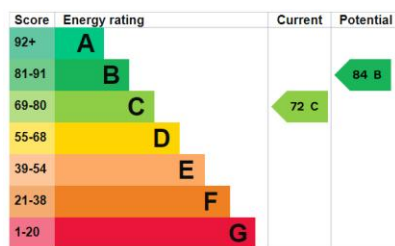
DIRECTIONS

On entering Barrow from Mill Brow roundabout, continue passed Furness General Hospital on your right-hand side and at the first set of traffic lights, turn right into Hawcoat Lane. Take your fourth left into Thornccliffe Road and follow the road up the hill turning left into the adjoining Devonshire Road. Take your first right into Woodland Park and follow the road round where you will find number the property towards the head of the cul-de-sac.

The property can be found by using the following "What Three Words" <https://w3w.co/resist.clips.secure>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains services include gas, electricity, water and drainage.



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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GARAGE & PARKING

14 Woodland Park,
 Barrow-in-Furness, LA14 5XR

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Detached four bedroom family home occupying a favourable location in a quiet cul-de-sac. Situated within a short distance to Victoria Primary Academy and close to public houses, bus routes, local shops and with easy access to the A590. Early inspection is strongly advised as the property has been upgraded and maintained by the current vendor, with modern decoration throughout. The property comprises of modern kitchen with breakfast bar, granite work surfaces and Siemens integrated appliances. Open plan lounge/diner, utility room, ground floor cloakroom/WC with Karndean flooring throughout and four double bedrooms, master with en-suite plus stylish family bathroom with whirlpool bath to the first floor. Benefitting from ample off-road parking to the front and dual access to a stunning low maintenance rear garden.



Accessed through a PVC door into:

ENTRANCE HALL

Understairs storage cupboard, open doorway to kitchen/breakfast room, door to utility room, door to cloakroom/WC and stairs to first floor.

LOUNGE/DINER

17' 10" x 10' 7" (5.44m x 3.25m)

Two uPVC double glazed windows to front and side, two radiators and uPVC French style double doors to rear garden and open doorway to:

KITCHEN/BREAKFAST ROOM

15' 10" x 10' 3" (4.84m x 3.14m)

Fantastic kitchen fitted with a good range of base, wall and drawer units with worktop incorporating stainless steel sink and drainer with mixer tap and matching splashbacks. Integrated induction hob, twin Electric double oven, dishwasher, wine cooler and breakfast bar. PVC door and two uPVC double glazed windows to the rear garden.

UTILITY ROOM

12' 2" x 8' 9" (3.72m x 2.68m)

Wall mounted combination boiler for the hot water and heating system, space for fridge freezer and uPVC double glazed window to side.

CLOAKROOM/WC

Two piece suite comprising of WC and wash hand vanity basin. Heated towel rail and uPVC double glazed window to front.

FIRST FLOOR LANDING

Doors to all upper rooms, over stairs cupboard and loft access.

MASTER BEDROOM

13' 4" x 9' 9" (4.084m x 2.98m)

Double room with three double wardrobes, ceiling light point and radiator. UPVC double glazed window to front with views towards the Irish Sea and door to:

ENSUITE

Modern three piece suite comprising of WC, wash hand vanity basin and shower cubicle. Tiling, heated towel rail and uPVC double glazed window to side.



BEDROOM

12' 4" x 9' 1" (3.76m x 2.77m)

Double room with ceiling light point, radiator and uPVC double glazed window to rear aspect.

BEDROOM

10' 8" x 10' 8" (3.25m x 3.25m)

Further double room with uPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM

6' 10" x 10' 8" (2.08m x 3.25m)

Single room with uPVC double glazed window to front, ceiling light point and radiator.

BATHROOM

Three piece suite comprising of WC, vanity wash hand basin and whirlpool bath with shower over. Tiling to walls, heated towel rail and uPVC double glazed window to rear.

EXTERIOR

Off road parking to front extending to the entrance door and store. Two side aspect access to the rear garden, enclosed, low maintenance garden with two slab patio areas, timber decking, Astro turf area and stonework walls.

STORE

8' 6" x 7' 8" (2.60m x 2.36m)

Electric Roller door, light and power.

