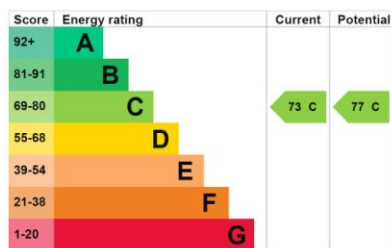


Ground Floor  
Approx 228 sq m / 2451 sq ft

First Floor  
Approx 106 sq m / 1136 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



#### 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 &  
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Fantastic opportunity to acquire a spacious detached architect designed family home that has had one owner from new. Occupying a favorable plot and location towards the head of a popular cul-de-sac street in the heart of Hawcoat within walking distance of the highly regarded Dane Ghyll Community, close to public houses, bus routes, local shops and easy access to Furness General Hospital, Barrow Town Centre and the A590. Comprising of porch, hall, lounge, PVC conservatory, dining room, fantastic kitchen, master bedroom with dressing area and bathroom, utility, cloaks/WC to the ground floor with two further bedrooms and a family bathroom to the first floor accessed by way of a galleried landing. Complete with double driveway providing ample off-road parking, double garage and gardens to the front, side and rear, which are enclosed and well stocked for privacy considerations enjoying a sunny aspect as well as offering access to a garden room. Early Internal Inspection Strongly Recommended for this realistically priced property which would suit a variety of buyers.



DIRECTIONS

On entering Barrow from Mill Brow roundabout, take your first right into Dalton Lane. Before Furness General Hospital on your left, turn right into Glenridding Drive turn right into The Crescent. Take your first right into The Gardens where the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/nuzzled.stint.measuring>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: G

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.









Accessed through a PVC door into:

#### **PORCH**

UPVC double glazed window to front and door to:

#### **HALL**

Stairs to first floor, storage cupboard and further cupboard housing floor mounted combination boiler for the hot water and heating system. Door to lounge, kitchen, dressing room, utility and cloakroom/WC.

#### **LOUNGE**

20' 1" x 19' 4" (6.12m x 5.89m)

Coal effect living flame gas fire with marble effect back, plinth, brass trim and Adams style surround. Radiator, glass paneled double doors to dining room and uPVC double glazed bay window to front. Glass paneled double doors to:

#### **CONSERVATORY**

18' 0" x 7' 7" (5.49m x 2.31m)

UPVC double glazed windows to rear, radiator and external doors to side patio.

#### **DINING ROOM**

10' 6" x 12' 10" (3.2m x 3.91m)

Borrowed light window from conservatory, radiator and door to:

#### **KITCHEN**

17' 0" x 14' 10" (5.18m x 4.52m)

Fantastic kitchen fitted with a wide range of base, wall and drawer units with wood effect work top over to include breakfast bar, incorporating one and a half bowl stainless steel sink and drainer with mixer tap, brass handles and pastel shaded splash back tiling. Integrated electric double oven and four ring gas hob with extractor over, integrated dishwasher and fridge/freezer. Space and point for gas cooker and space and plumbing for washing machine. Radiator, door to hallway and feature brick archway to:

#### **BREAKFAST ROOM**

8' 1" x 7' 7" (2.46m x 2.31m)

PVC door with glazed insert, glazed side panel access the garden and borrowed light window to conservatory.

#### **DRESSING ROOM**

9' 1" x 15' 20" (2.77m x 5.08m)

Fitted with a range of wardrobes offering ample storage and hanging space and window seat with drawer storage under. UPVC double glazed window to side, radiator, door to bathroom and door to:

#### **MASTER BEDROOM**

11' 11" x 18' 7" (3.63m x 5.66m)

Double room with two uPVC double glazed windows to side and rear and radiator.

#### **ENSUITE**

11' 1" x 11' 8" (3.38m x 3.56m)

Stunning suite comprising of WC, twin wash hand vanity units, bath and shower cubicle. Heated towel rail, tiling to walls and uPVC double glazed window to side.

#### **UTILITY ROOM**

9' 11" x 8' 11" (3.02m x 2.72m)

Fitted with a range of base, wall and drawer units with worktop over. Space under for dryer, fridge/freezer and space and plumbing for washing machine. UPVC double glazed window to side and door to:

#### **SIDE PORCH**

External door to side and door to garage.

#### **FIRST FLOOR GALLERIED LANDING**

Two roof windows to front, doors to all upper rooms, loft access and radiator.

#### **BEDROOM**

28' 8" x 12' 10" (8.74m x 3.91m)

Double room with uPVC double glazed bay window to front with views and radiator.

#### **BEDROOM**

22' 6" x 18' 1" (6.86m x 5.51m)

Further double room with two uPVC double glazed windows to front and side and radiator.

#### **BATHROOM**

8' 0" x 15' 11" (2.44m x 4.85m)

Fitted with a luxury four piece suite comprising of WC, wash hand basin, bath and shower cubicle. Tiling to walls, radiator, raves storage and roof window.

#### **EXTERIOR**

Double off-road parking to the front extending to the garage, entrance door and side aspect. Well established, enclosed gardens front, side and rear gardens which would be appreciated upon viewing.

#### **GARDEN ROOM**

7' 9" x 11' 6" (2.36m x 3.51m)

Window, light and power.

#### **GARAGE**

18' 7" x 17' 6" (5.66m x 5.33m)

Double garage with two electric up and over doors, light and power.

