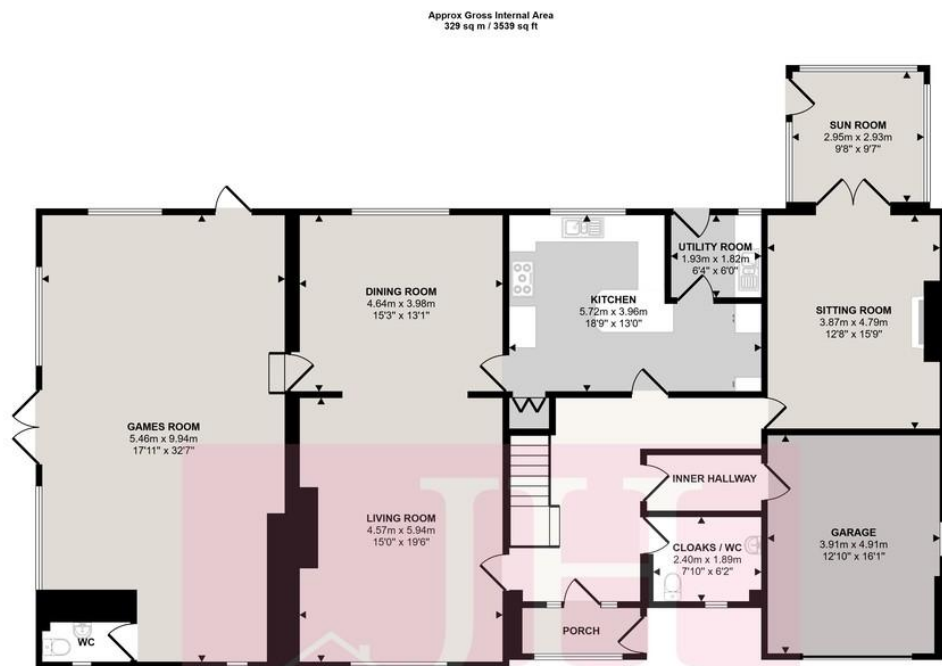
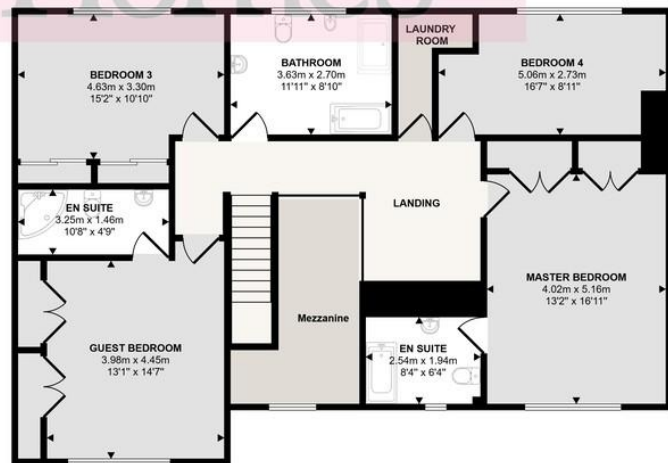




Ground Floor
Approx 207 sq m / 2229 sq ft



First Floor
Approx 122 sq m / 1310 sq ft

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 misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

EPC TO FOLLOW



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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Spacious and extended detached family home built Circa 1998 occupying an enviable plot and location in the head of a popular cul-de-sac within Hawcoat. Within walking distance to 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. Early inspection is strongly advised to appreciate this realistically priced home and has been well maintained by the current vendor including solid oak internal doors, fantastic versatile garden room, currently being used by our client as a games room complete with bar, WC and full-sized snooker table, replacement kitchen, uPVC double glazing and house bathroom. Modern fitments, décor with dado rails and cornicing, Parquet and solid wood flooring, contemporary lighting throughout, gas central heating system, uPVC double glazing, modern fitted kitchen with integral appliances and attached utility room, sun room, integral garage and well-stocked gardens to front, side and rear. The fantastic accommodation briefly comprises of – but not limited to - entrance porch, hallway, lounge with pebble effect living flame gas fire and solid wood flooring extending to the dining room. From here is access to the games room and kitchen. The games room has been adapted for a full-sized snooker table, complete with bar, WC and French Style double glazed double doors to side garden. Fantastic kitchen with breakfast bar and integral appliances. Back from the hallway is access to the sitting room, cloaks/WC and garage. Spindled sweeping staircase gives access to first floor galleried landing, master bedroom with en-suite, guest bedroom with en-suite, and two further double bedrooms with bedroom three having fitted wardrobes, luxury five piece Bathroom and laundry room. Block-paved driveway providing ample off-road parking to front and side and giving access to entrance porch, garage and gardens to the front, side and rear, enclosed and well stocked for privacy considerations and enjoys a sunny aspect. Storage shed to rear ideal for garden furniture. 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 and follow the road to the end of the cul-de-sac.

The property can be found by using the following "What Three Words": <https://w3w.co/downward.uplifting.dame>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

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





Accessed through PVC door with glass inserts into:

ENTRANCE PORCH

Entrance door, radiator and uPVC double glazed window to front. Door with glazed side panels to:

HALLWAY

Access to lounge, kitchen, sitting room, cloaks/WC and inner hallway. Radiator and spindled staircase to first floor.

LOUNGE

19' 5" x 14' 11" (5.92m x 4.55m)
Pebble effect living flame gas fire with surround, solid wood flooring and traditional style décor with cornicing. Wall light point, uPVC double glazed window to front and feature archway to:

DINING ROOM

13' 0" x 15' 2" (3.96m x 4.62m)
Traditional style décor with cornicing, uPVC double glazed window to rear and solid wood flooring. Door to kitchen and door to:

GAMES ROOM

32' 7" x 17' 10" (9.93m x 5.44m)
Four uPVC double glazed windows to three walls, full purpose bar and half tongue and

groove walls. Lighting for snooker table, uPVC double glazed French Style double doors to side garden and uPVC external door to rear garden. Door to:

WC

UPVC frosted glazed window to front, extractor fan and two-piece suite comprising of WC and wash hand basin.

KITCHEN

12' 4" x 18' 9" (3.76m x 5.72m)
UPVC double glazed window to the rear garden. Fantastic family kitchen many would consider to be the heart of the house. Fitted with a huge range of base, wall and larder units with in a medium Oak and quartz shaker style. Granite worktops, breakfast bar and splashbacks. Chrome handles. Space for range cooker with extractor above. Electric oven. Plumbing for dishwasher. Space for American style Fridge/Freezer. One and a half bowl sink with mixer tap. Tall radiator. Door to back to Hallway. Door to:

UTILITY ROOM

5' 11" x 6' 3" (1.8m x 1.91m)
UPVC double glazed window to rear, single base unit with sink, worktop and matching splashback. One double and one single wall unit, radiator and uPVC external door to rear garden.

SITTING ROOM

15' 8" x 12' 8" (4.78m x 3.86m)
Coal effect living flame gas fire with brass trim, marble effect back and plinth and Adam's style surround. Traditional style décor with cornicing and dado rail. Wall light points, radiator and glass panelled double doors to:

SUN ROOM

9' 8" x 9' 7" (2.95m x 2.93m)
Three uPVC double glazed windows to side and rear, radiator and uPVC double glazed external door to rear garden.

CLOAKS/WC

Modern two piece suite comprising of WC and wash hand vanity basin. Traditional style décor with tongue and grove panelling, radiator and uPVC frosted glazed window to front.

INNER HALLWAY

Coat and boot storage area with fire door to garage.

FIRST FLOOR GALLERIED LANDING

Access to all upper rooms with en-suite facilities to master and guest bedrooms. UPVC double glazed window to front providing natural light.

MASTER BEDROOM

16' 11" x 13' 2" (5.16m x 4.01m) to wardrobe
UPVC double glazed window to front with some fine views. Contemporary décor with LED lighting and radiator. Door to:

ENSUITE

Full tiling to walls, heated towel rail and LED lighting. Modern three piece suite comprising of WC, wash hand vanity basin and P-Shaped bath with shower above and uPVC double glazed window to front.

GUEST BEDROOM

14' 7" x 13' 0" (4.44m x 3.96m) to wardrobe
Two double wardrobes, radiator and uPVC double glazed bay window to front with some fine views. Door to:

ENSUITE

Modern three piece suite comprising of WC, wash hand vanity basin and bath with electric shower above. Wood laminate flooring and radiator.

BEDROOM

10' 9" x 15' 2" (3.28m x 4.62m) to wardrobe
UPVC double glazed windows to rear and radiator.

BEDROOM

8' 11" x 16' 7" (2.72m x 5.05m)
Radiator and uPVC double glazed window to rear.

LAUNDRY ROOM

Housing wall mounted combination boiler for heating and hot water systems.

BATHROOM

Luxury five piece suite comprising of WC, wash hand basin, bidet, bath and shower cubicle. Tiling to walls, radiator, LED lighting and heated towel rail. Underfloor heating and uPVC double glazed window to rear.

EXTERIOR

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

GARAGE

16' 1" x 12' 9" (4.9m x 3.89m)
Electric roller door, light and power points.

