

FREEHOLD



# 2 HARDKNOTT GARDENS, BARROW-IN-FURNESS, LA14 4NE

## £295,000

### FEATURES

- Superior Semi-Detached Dormer Bungalow
- Ideal Family Home Buyer
- Quiet Cul-De-Sac Location in Hawcoat
- Gas CH System & uPVC DG
- Well Updated By Current Owners
- Hallway & Lounge With Wood Burner
- Modern Kitchen/Diner & Luxury Bathroom
- Three Bedrooms & WC To First Floor
- Super Gardens, Driveway & Garage
- Early Viewing Strongly Recommended



Garage &  
Off Road  
Parking



This superb three-bedroom semi-detached dormer bungalow occupies an enviable plot within a quiet cul-de-sac in the ever-popular Hawcoat area. Perfectly suited to family living, the property is conveniently located close to Furness General Hospital, local amenities, regular bus routes, and the highly regarded Dane Ghyll Community Primary School. Beautifully maintained and thoughtfully updated by the current owner, the home benefits from uPVC double glazing, gas central heating system, a modern fitted kitchen/dining room, and a stylish contemporary bathroom, creating a comfortable and inviting living environment throughout. The well-proportioned accommodation comprises of a welcoming entrance hallway, a spacious lounge featuring a charming wood-burning stove, a modern fitted kitchen with integrated appliances, and a useful side passage providing access to the garage. The ground floor also offers a generous bedroom and a luxury family bathroom. To the first floor are two further well-sized bedrooms, with useful built-in storage to the second bedroom, together with a convenient cloakroom/WC. Externally, the property continues to impress. To the front, there is ample off-road parking alongside an attractive garden area. The generous rear garden is mainly laid to lawn and complemented by two patio seating areas, providing the perfect space for outdoor dining, entertaining, or simply relaxing with family and friends. Offering spacious and versatile accommodation in a highly sought-after residential location, this delightful home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that it has to offer.

Accessed through a PVC door into:

#### **ENTRANCE HALLWAY**

Radiator, wood laminate flooring flowing seamlessly to the kitchen, plus doors to one bedroom and the inner hallway. Door to:

#### **LOUNGE**

*16' 3" x 11' 1" (4.95m x 3.38m)*

Wood burner set on slate plinth, with brick surround and wooden mantle, alcove shelving, wooden flooring, radiator and uPVC double glazed window to the front.

#### **KITCHEN/DINING ROOM**

*10' 9" x 14' 10" (3.28m x 4.52m)*

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. UPVC double glazed

windows to the rear, five-ring gas hob, electric double oven, microwave and fridge/freezer.

Wood laminate flooring, radiator and PVC French Style double glazed double doors to the rear garden. Door to:

#### **SIDE PASSAGE**

External doors to the front and rear garden, plus door to:

#### **GARAGE**

*16' 0" x 8' 1" (4.88m x 2.46m)*

Roller door, window, wall mounted combination boiler for the heating and hot water system, plus light and power points.

#### **INNER HALLWAY**

Understairs storage and stairs to first floor.

Door to:

#### **BEDROOM**

*13' 4" x 9' 3" (4.06m x 2.82m)*

UPVC double glazed window to the front and radiator.

#### **BATHROOM**

Luxury four-piece suite comprising of WC, wash hand vanity basin, bath and shower cubicle. Half tiling, uPVC Frosted glazed window to the rear, heated towel rail and extractor fan.

#### **FIRST FLOOR LANDING**

Gives access to all upper rooms, plus roof window to the rear providing natural light.

**BEDROOM**

12' 8" x 12' 8" (3.86m x 3.86m)

UPVC double glazed window to the front, built in wardrobe, storage cupboard and radiator.

**BEDROOM**

9' 3" x 6' 2" (2.82m x 1.88m)

Storage cupboard, radiator and uPVC double glazed window to the rear.

**WC**

Two-piece suite comprising of WC and wash hand bowl. Extractor fan, half t'n'g panelling and roof window to the rear.

**EXTERIOR**

Driveway gives access to the entrance door and garage, plus garden to the rear with patio and lawned area.



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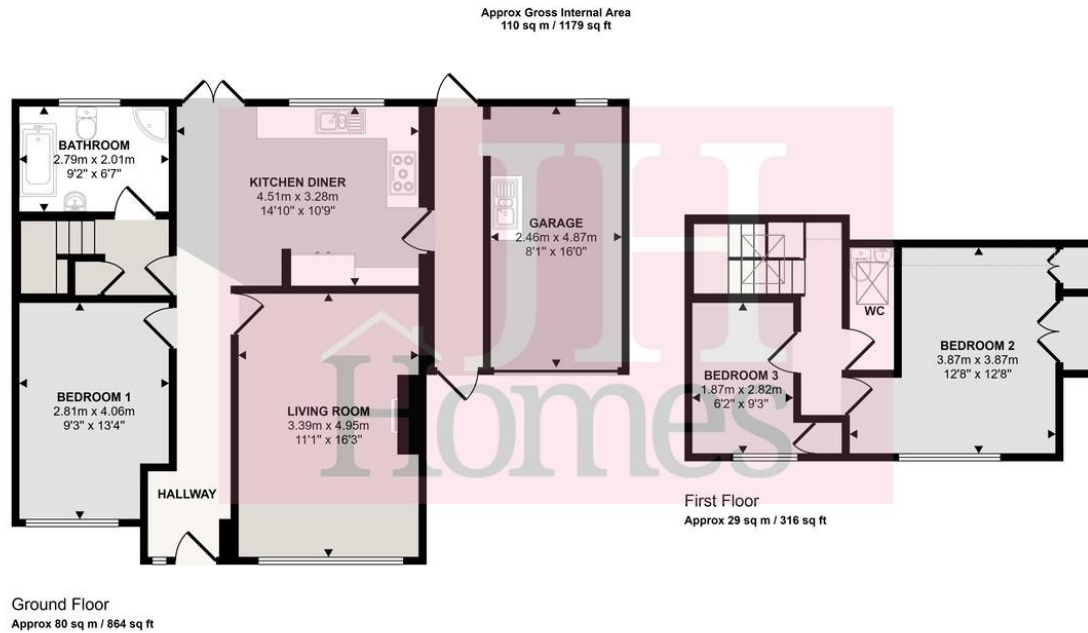
**GENERAL INFORMATION**

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 right into Dalton Lane and continue over the hill with Furness General Hospital on your left. Turn right into Dunmail Raise and first left into Kirkstone Crescent. Take your first right into Hardknott Gardens and the property is on your left-hand side.

It can also be found by using the following "What Three Words": <https://w3w.co/chase.tent.couple>



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 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.

