

FREEHOLD



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

## £290,000

### FEATURES

- Superior Extended Semi-Detached Bungalow
- Family Sized Accommodation
- Quiet, Cul-De-Sac Location In Hawcoat
- Gas CH System & uPVC DG
- Hallway, Lounge & Dining Room
- Modern Fitted Kitchen With Breakfast Bar
- Three Double Bedrooms
- Luxury Bathroom
- Enclosed Garden To Rear & Ample Off-Road Parking
- Viewing Recommended Room



- 1
- 2
- 3
- Off Road Parking



This superior extended semi-detached bungalow offers exceptional family-sized accommodation and occupies an enviable plot with a generous rear garden and ample off-road parking. Beautifully upgraded and extended by the current owners, including a garage conversion/extension, the property has been finished to an outstanding standard with luxurious modern décor, stylish lighting, and high-quality attention to detail throughout. Internal viewing is highly recommended to fully appreciate all that this impressive home has to offer. The spacious accommodation briefly comprises of an entrance hallway, elegant lounge, dining room, modern fitted kitchen with breakfast bar, three double bedrooms, and a contemporary luxury bathroom. Externally, the property benefits from a double driveway providing excellent off-road parking, together with a fantastic sunny rear garden laid mainly to lawn - ideal for families and outdoor entertaining. Further benefits include gas central heating system and uPVC double glazing throughout. Conveniently situated close to a range of local amenities including Furness General Hospital, Barrow Sixth Form College, St Bernard's Catholic High School, and Chetwynde School, as well as regular bus routes between Barrow-in-Furness and Ulverston. Presented in true walk-in condition and offers stylish, turnkey living that will only be fully appreciated upon viewing.

Accessed through a PVC door into:

#### **ENTRANCE HALLWAY**

Radiator and provides access to the lounge, kitchen, two bedrooms and bathroom.

#### **LOUNGE**

*13' 5" x 11' 1" (4.09m x 3.38m)*

Wall mounted log effect gas fire, uPVC double glazed window to the front, wooden flooring and a radiator.

#### **KITCHEN**

*10' 6" x 7' 9" (3.2m x 2.36m)*

Fitted with a range of base, wall and drawer units, plus larder unit, with wood grain effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to the rear, dishwasher, electric double oven, electric five-ring hob, extractor hood and breakfast bar. Open to:

#### **DINING ROOM**

*10' 8" x 11' 3" (3.25m x 3.43m)*

PVC double glazed external door with matching side panel to the rear garden and space for a dining table. Door to:

#### **BEDROOM**

*16' 1" x 11' 1" (4.9m x 3.38m)*

Radiator and uPVC double glazed window to the front.

#### **BEDROOM**

*13' 5" x 9' 5" (4.09m x 2.87m)*

UPVC double glazed window to the front and radiator.

## BEDROOM

11' 11" x 9' 5" (3.63m x 2.87m)

Radiator and uPVC double glazed window to the rear.

## BATHROOM

Modern three-piece suite comprising of a WC, wash hand basin and bath with shower above, plus uPVC double glazed window to the rear.

## EXTERIOR

Tarmacadam driveway with parking for several vehicles extending to entrance door. Enclosed rear garden with patio and lawned area, which enjoys a sunny aspect.

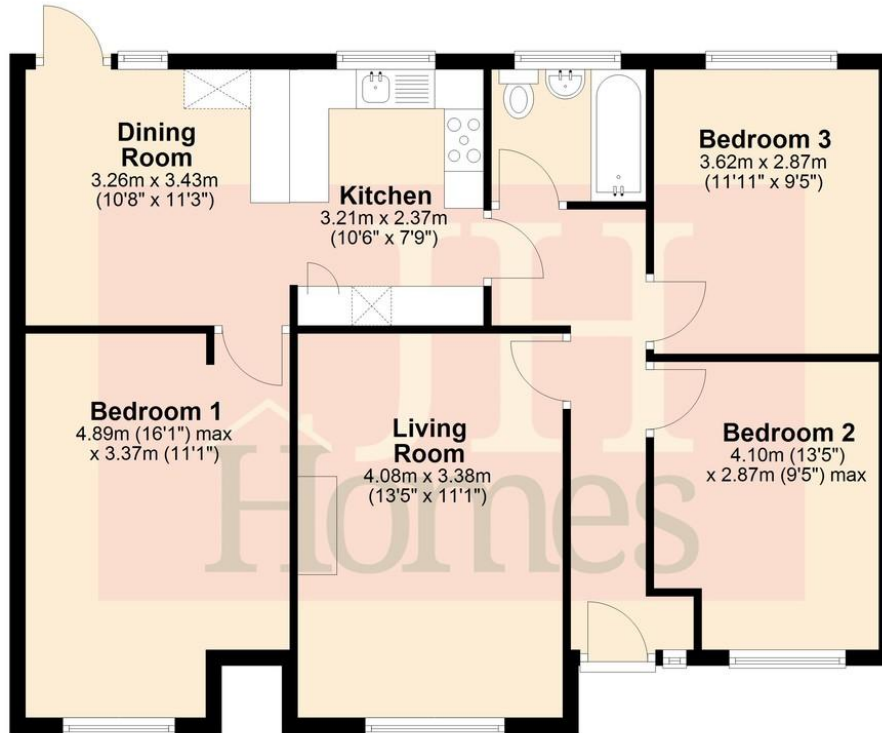


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**Floor Plan**

Approx. 82.6 sq. metres (889.2 sq. feet)



Total area: approx. 82.6 sq. metres (889.2 sq. feet)

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

**DIRECTIONS:**

Entering Barrow from Mill Brow roundabout, take your first right into Dalton Lane, past Furness General Hospital. After a short while turn right into Dunmail Raise, first left into Kirkstone Crescent and turn right into Hardknott Gardens.

The property can be found by using the following "What Three Words":

<https://w3w.co/rots.stable.heat>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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.

