

FREEHOLD



3 HAREWOOD CLOSE, BARROW-IN- FURNESS, LA14 4SB

£325,000

FEATURES

Family Detached Home

Three Bedrooms

Master With Ensuite

Excellent Sized Lounge

Dining Room Leading To
Kitchen

Utility Room &
Downstairs WC

Family Bathroom Suite

Easy To Maintain Rear
Garden

Parking & Single Attached
Garage

Sought After Area



Garage,
Off Road
Parking



Three bedroom detached family home situated in a sought after area. Offering master bedroom with ensuite, two further good sized bedrooms, family bathroom, lounge with patio doors to rear garden, downstairs WC, dining room through to kitchen and utility. The outside space offers driveway, attached garage, good sized easy to maintain rear garden and front lawn with the upstairs bedroom offering distant views of the bay.

Entered through a PVC door with glazed inserts into:

ENTRANCE HALL

Stairs to first floor with under stairs storage, downstairs WC, access to lounge, dining room and utility. Ceiling light and radiator.

LOUNGE

17' 5" x 10' 6" (5.31m x 3.2m)

Full length room with decorative tiled hearth, wooden surround and mantle, radiator and ceiling light point. Two wall lights, uPVC double glazed window to front and PVC patio doors to rear garden.

WC

4' 10" x 3' 1" (1.47m x 0.94m)

Two piece suite comprising of wall mounted sink and low level, dual flush WC. Radiator and plastic cladding to ceiling with spot light. Opaque uPVC double glazed window to front.

DINING ROOM

10' 5" x 8' 6" (3.18m x 2.59m)

Ceiling light point, radiator and two uPVC double glazed windows to front and side. Open to:

KITCHEN

9' 4" x 8' 7" (2.84m x 2.62m)

Fitted with a range of base, wall and drawer units with worktop over, incorporating one and half bowl sink and drainer with mixer tap and tiled splash backs. Integrated oven and hob with cooker hood over, space for upright fridge freezer, radiator and moveable spot lights to ceiling. UPVC double glazed window to rear and door into:

UTILITY ROOM

5' 11" x 6' 2" (1.8m x 1.88m)

Fitted cupboard with worktop over incorporating sink and drainer with mixer tap. Plumbing for washing machine and space for appliances. UPVC double glazed window and PVC door with opaque glazed inserts to rear. Ceiling light point and radiator.

FIRST FLOOR LANDING

Access to all bedrooms and bathroom. Cupboard housing hot water tank, thermostatic controls and ceiling light point. UPVC double glazed window to rear.

MASTER BEDROOM

11' 7" x 10' 9" (3.53m x 3.28m)

Double room with uPVC double glazed window to front, over stairs storage cupboard, ceiling light point and radiator.

ENSUITE

5' 5" x 7' 3" (1.65m x 2.21m) into shower

Comprising of shower cubicle with mixer shower, low level, dual flush WC and pedestal wash hand basin with mixer tap. Fully tiled, extractor, ceiling light point and ladder style radiator. Opaque uPVC double glazed window to rear.

BEDROOM

11' 10" x 8' 6" (3.61m x 2.59m)

Double room with uPVC double glazed windows to front and side with views of the bay in the distance. Radiator and ceiling light point.

BEDROOM

8' 2" x 8' 7" (2.49m x 2.62m)

UPVC double glazed window to rear, ceiling light point and radiator.

BATHROOM

5' 6" x 7' 2" (1.68m x 2.18m)

Fitted with a three piece suite comprising of panelled bath with mixer tap and shower attachment, low level, dual flush WC and pedestal wash hand basin with mixer tap. Panelling to walls and ceiling with inset spotlights and extractor. Ladder style radiator and opaque uPVC double glazed window to front.

EXTERIOR

To the front of the property is a lawn with paved walkway and steps to the front door. The rear offers a paved area with raised bed housing stone chippings. Shed and access to garage. Access to side with space for bins.

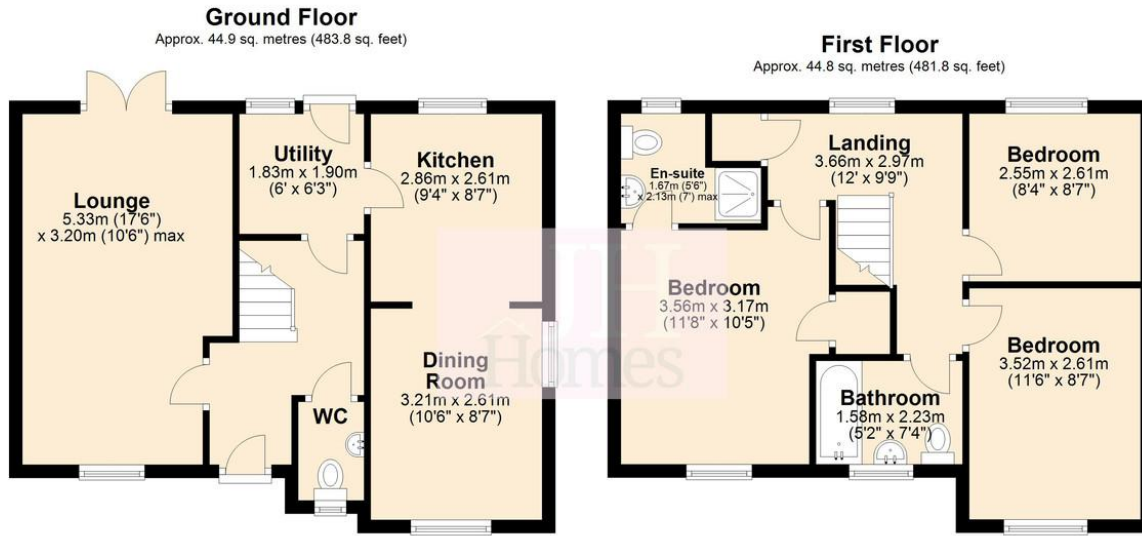
GARAGE

Single garage with up and over door and rear door.



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Total area: approx. 89.7 sq. metres (965.6 sq. feet)

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland and Furness Council
 SERVICES: All mains to include, gas, water, drainage and electric.

DIRECTIONS:

On entering Barrow from Kimberley Clark end turn left just after Jackson Timber. At the end of the road turn right onto Park Road and then left onto Ormsgill Lane. Continue up the road taking the fourth turning on the left onto Netherby Drive then first left onto Harewood where the property can be found on the left hand side. The property can be found by using the following "What Three Words" <https://what3words.com/shakes.lance.king>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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.

