ROSS Estate Agencies







Tanfield Drive | Barrow-in-Furness | Cumbria | LA13 9FD

Offers In Region Of £475,000

- Stunning Detached Family Home
- Sought After Residential Area
- Excellent Family Living Accommodation
- Hallway, Ground Floor Cloaks/WC
- Modern Fitted Kitchen/Diner, Utility Area
- Spacious Lounge
- 4 Bedrooms, 1 En-suite, Family Bathroom
- CH, DG, Off Road Parking, Garage
- Mature Gardens To Front/Rear
- Council Tax Band E





Property Description

We are delighted to bring to the market this well presented and tastefully decorated detached family home, in the sought-after residential area off West Avenue, close to local amenities, transport links, popular schools and Barrow Park. The property comprises of entrance hallway giving access to the spacious lounge, modern fitted white kitchen/diner with bi-folding doors to rear garden, fitted appliances, utility area, ground floor cloaks/WC. To the first floor the property offers ample family living accommodation, with four good size bedrooms and one having ensuite family bathroom.

The property benefits from central heating, double glazing, ample parking to the front, with access to the garage with power/light, well maintained front garden with a rear mature garden with paved area, raised lawned area with plants, shrubs and storage shed with power/light. The property must be viewed to appreciate size and standard on offer.
Vendor would consider part exchange for a 2/3 bedroom bungalow.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Tanfield Drive is off West Avenue, Park Drive area, on the new housing estate behind The Academy - https://what3words.com/certified.rider.grace

FRONTAGE

Off road parking giving access to the garage, easy maintenance front garden with paved seating areas, pleasant views towards the green and Barrow park, outside electric, side access gate and double-glazed composite door to.

ENTRANCE HALL

Stairs to first floor, feature coloured tiled flooring, spotlight ceiling and door to.

LOUNGE

12' 0" x 17' 4" (3.67m x 5.30m) Double-glazed window with pleasant views, radiator, feature fire surround with pebble effect fire, spotlight ceiling, understairs storage and door to.

KITCHEN/DINER

19' 4" x 11' 2" (5.91m x 3.41m) Double-glazed window, radiator, double-glazed bi-folding doors to rear, modern fitted high shine wall base drawer units with worktops to compliment, inset stainless steel 1 1/2 bowl sink with mixer taps, integrated double oven, microwave, fridge/freezer, dishwasher, glass display units, feature tiled flooring, spotlight ceiling, kick board lighting and open to utility.

UTILITY ROOM

7' 2" x 5' 1" (2.19m x 1.55m) Double-glazed frosted window, double-glazed door to rear garden, fitted wall base drawer units with worktops to compliment, stainless steel sink with mixer taps, plumbing for washer, tiled flooring and door to cloaks/WC.

CLOAKS/WC
Double-glazed frosted window, low level WC, corner pedestal hand wash basin with mixer taps, radiator and tiled flooring.

LANDING
Spindle balustrade, access to loft, spotlight ceiling and doors to.

BEDROOM 1
11' 10" x 10' 0" (3.62m x 3.07m) Double-glazed window, radiator, built in 2 double door wardrobes, spotlight ceiling and door to ensuite.

BEDROOM 2
9' 4" x 11' 5" (2.87m x 3.48m) Double-glazed window with pleasant views, radiator, mirrored built in sliding door and double wardrobe.

BEDROOM 2 ENSUITE
Double-glazed frosted window, white modern fitted suite, low level WC, pedestal hand wash basin with mixer taps, shower cubicle with double headed shower, tiled splash, tiled flooring, spotlight ceiling and towel rail/radiator.

BEDROOM 3
8' 9" x 9' 10" (2.69m x 3.00m) Double-glazed window with pleasant views and radiator.

BEDROOM 4
12' 10" x 7' 7" (3.92m x 2.33m) Double-glazed window and built in mirrored clear sliding wardrobes.

BATHROOM
Double-glazed frosted window, radiator, white modern suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps, double headed shower, tiled splash, tiled flooring and spotlight ceiling.

GARAGE
8' 10" x 17' 10" (2.71m x 5.44m) Double-glazed feature double doors, power/light, boiler and CCTV camera.

GARDEN
Well-manicured and maintained rear garden with porcelain style paved patio area with raised garden area, lawned area, plants/shrubs, outside electric, water tap, paved seating areas, storage shed with power/light and side access gates.

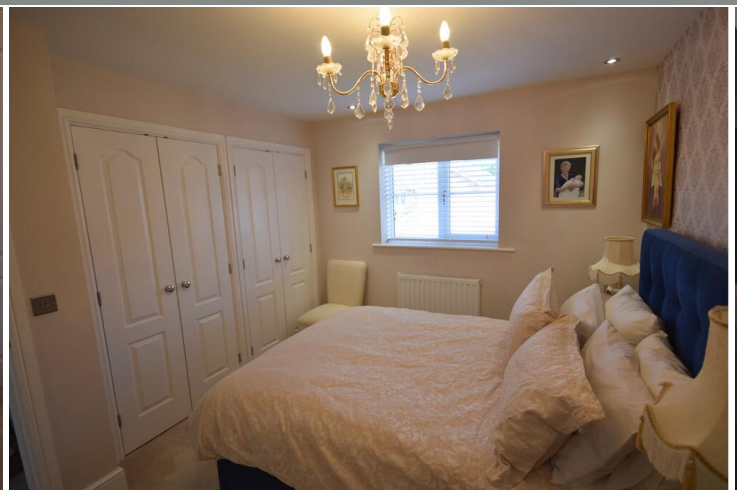
AGENCY NOTE
In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT ** This is nonrefundable once the AML check has been carried out **























Tenure

Freehold

Council Tax Band

E

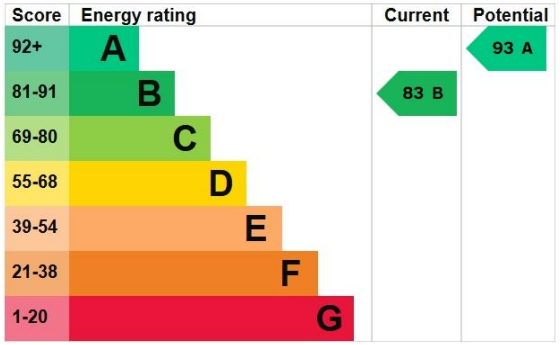
Viewing Arrangements

Strictly by appointment

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