



Total area: approx. 157.8 sq. metres (1698.2 sq. feet)



Estate Agency Act 1979

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JH Homes

£375,000



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GARAGE & PARKING

27 Sandalwood Close,
Barrow-in-Furness, LA13 0SD

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Exceptional detached family home situated in this pleasing and popular residential location. The property is extremely well presented by the current owners which will be appreciated on internal inspection with a high standard of décor and quality fittings throughout. Suited to the family purchaser and offers accommodation comprising of entrance hall, lounge, dining room, kitchen, conservatory, utility room, WC, five bedrooms with the master having an en suite and family bathroom. Completing the property is off road parking, integral garage, front and rear gardens, gas central heating system and uPVC double glazing. The location offers convenient access to Barrow in Furness, local schools and amenities. A superb opportunity not to be missed.



DIRECTIONS

Heading in the direction from the coastal route to Barrow along Rampside Road proceeding to the round about where you will take the third exit following the road onto Leece Lane. Continue along Leece Lane taking the last turn on your left onto Holbeck Park Avenue. Proceed up Holbeck Park Avenue, turning left onto Sandalwood Close and the property can be found on the left hand side towards the brow of the hill.

The property can be found by using the following approximate "What Three Words"
<https://what3words.com/mobile.united.prime>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.





Accessed through a feature PVC door with double glazed leaded and pattern glass panes which opens into:

ENTRANCE HALL

Wood grain effect laminate flooring and wood-stained architraves, skirting boards and feature staircase leading to the first floor. A modern white glazed panel door provides access from the hall into the living room, the hall has coving, a radiator and alarm control panel.

LOUNGE

18' 6" x 17' 7" (5.64m x 5.35m) widest points
Central feature, flame effect electric fire, uPVC double glazed bay window with two side opening panes offering a pleasant aspect beyond the neighbouring properties over the surrounding countryside and Morecambe Bay in the distance. Two radiators, coving to ceiling, electric light and power. Open under stairs area maximizing usable space and a pair of glazed featured doors opening to dining room and kitchen beyond.

DINING ROOM

10' 11" x 8' 7" (3.33m x 2.62m)
Light wood grain effect flooring, set of PVC doors with double glazed inserts connect to the conservatory. Modern panel radiator, ceiling light point, power points and open access to the kitchen.

CONSERVATORY

8' 10" x 10' 0" (2.69m x 3.05m)
UPVC double glazed windows with vaulted polycarbonate style roof and a set of PVC double glazed French doors to the rear garden. Light wood grain laminate flooring, radiator, two wall light points and power sockets.

KITCHEN

10' 11" x 8' 8" (3.33m x 2.64m)
Attractive and well fitted kitchen comprising of base, wall and drawer units including pull out pantry style shelves with granite work surface over incorporating anthracite shaded sink with grooved drainer and swan necked mixer tap. Built-in dishwasher, five-burner gas hob with stainless steel splashback and Stoves cooker hood over and Stove's double oven and grill below. Integrated wine cooler, matching up stands, LED lighting to units and ceiling and half glazed door connecting to utility room. UPVC double glazed window and fitted blind looking onto the rear garden and peninsular divide to the dining room.



UTILITY ROOM

10' 11" x 8' 10" (3.33m x 2.69m)
Matching cupboards to the kitchen with black work surface and upstand incorporating inset sink and drainer in an anthracite finish with swan neck mixer tap. UPVC double glazed window overlooking the rear garden, recess and plumbing for washing machine, radiator, space for fridge/freezers and door to shelved storage cupboard. Doors to WC and garage.

WC

4' 11" x 3' 3" (1.5m x 0.99m)
Modern two piece suite comprising of wash hand basin inset to vanity unit with cupboard under and WC with concealed cistern and cupboards to either side. Lightwood grain effect décor panel, panelling to walls, chrome ladder style towel radiator, uPVC double glazed pattern glass window and fitted mirror above the sink.

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and a set of double doors to a shelved cupboard.

MASTER BEDROOM

19' 3" x 8' 10" (5.87m x 2.69m)
Double room with radiator, electric light and power and dormer window with double glazed panes offering views over neighbouring properties to the countryside and Morecambe Bay to the side. Double wardrobes to either side of the window and door to en suite shower room.

ENSUITE

5' 8" x 5' 5" (1.73m x 1.65m)
Modern three piece suite in white comprising of glazed shower cubicle, WC with concealed cistern and wall hung wash hand basin in a vanity unit with two draws under and mixer tap. Modern tile effect panelling with further panelling to ceiling with inset lights including a combination fan light above the shower. Chrome ladder style radiator and uPVC double glazed window.

BEDROOM

7' 8" x 9' 7" (2.34m x 2.92m)
UPVC double glazed window to rear that offers a lovely aspect down to the garden and beyond to countryside. Radiator, electric light and power.

BEDROOM

13' 4" x 8' 2" (4.06m x 2.49m)
Double room situated to the rear with built in double wardrobe, radiator and uPVC double glazed window again offering an aspect to the garden and the farmland beyond.

BEDROOM

13' 5" x 9' 4" (4.09m x 2.84m)
Further double room situated to the front, set of double doors to a built in wardrobe, radiator, electric light and power points. UPVC double glazed window to front which offers superb view beyond the neighbouring properties and surrounding countryside with Morecambe Bay in the distance to the side.

BEDROOM

9' 0" x 7' 10" (2.74m x 2.39m)
Light wood grain effect laminate flooring, uPVC double glazed window, radiator and door to storage cupboard over the staircase bulkhead.

BATHROOM

7' 8" x 8' 3" (2.34m x 2.51m)
Modern bathroom fitted with a four piece suite in white comprising of vanity unit housing ceramic sink with mixer tap, WC with concealed cistern and push button flush, bath and shower cubicle with complementary panelling with fixed rain head shower and flexi track spray. Further panelled ceiling with electric light, built in extractor fan and light unit, laminate flooring and tall ladder style tower radiator.

EXTERIOR

Pleasant open plan front garden with brick set twin width driveway and access to garage. The front garden is laid to lawn with shrubbery area to the corner. To the rear there is most pleasant enclosed garden area with well maintained lawn, flagged patio and steps to a further raised corner patio with raised border above with shrubs and bushes. To the side is a useful garden storage shed, access to conservatory and to either side of the property.

GARAGE

19' 3" x 8' 10" (5.87m x 2.69m)
Single garage with up and over door, wall mounted the Glow Worm Boiler for the central heating and hot water system. Electric light and power.