

DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn right at the Strawberry traffic lights in Hawcoat Lane where the property can be found on your left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/making.risk.upon>

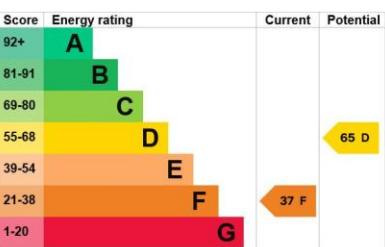
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Borough Council

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



Estate Agency Act 1979
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£475,000



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GARAGE &
PARKING

**Woodleigh, 21 Hawcoat Lane,
Barrow-in-Furness, LA14 4HE**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Superb opportunity to acquire an architect designed detached family home set in established and private grounds in an enviable plot giving the property a highly attractive approach in a hugely popular location situated close to local shops, schools, Fumess General Hospital and within easy reach of Barrow Town Centre. Suitable for a variety of buyers, with some updating and modernisation required which has been reflected in the more than realistic asking price. Comprising of hall, lounge with a super outlook to the garden, reception room, dining room, kitchen, bedroom with built-in wardrobes and bathroom to the ground floor with a further three good sized bedrooms, family bathroom and storage room to the first floor. Complemented with a warm air central heating system and mostly secondary glazing. Externally are good sized, well-established gardens with mature trees and laid mostly to lawn. Double gated driveway access from Hawcoat Lane with parking for several vehicles and a access to front door and garage. Early inspection is strongly recommended with early/vacant possession available.



Accessed through a door with glazed inserts.

PORCH

Door to garage and glass paneled door with matching side panel opening to:

RECEPTION ROOM

19' 6" x 13' 0" (5.94m x 3.96m)

Window to side, open to hallway and glass paneled door to side garden. Door to:

DINING ROOM

9' 0" x 7' 10" (2.74m x 2.39m)

Window to front and open doorway to kitchen.

KITCHEN

12' 9" x 9' 5.94" (3.89m x 2.87m)

Fitted with a range of base, wall and drawer units with work top over incorporating stainless steel sink and drainer with mixer tap and splash back tiling. Integrated electric oven and four ring gas hob with cooker hood over and space for upright fridge/freezer. Window to front and door to garden.

HALL

Stairs to first floor with under stairs storage cupboard and doors to lounge, bedroom and bathroom.

LOUNGE

15' 1" x 11' 11" (4.6m x 3.63m)

Window to rear, open fire with original style surround and door to side garden.

BEDROOM

15' 1" x 12' 9" (4.6m x 3.89m)

Double room with window overlooking the rear garden and access out by way of an external door. Double wardrobes with overhead storage and ceiling light point.

BATHROOM

5' 0" x 8' 11" (1.52m x 2.72m)

Four piece suite in white comprising of WC, wash hand basin, bath and shower cubicle. Frosted glazed window to side and tiling to walls.

FIRST FLOOR LANDING

Window, storage cupboard and doors to all upper rooms.



BEDROOM

9' 0" x 13' 0" (2.74m x 3.96m)

Double room with storage cupboard offering hanging space, ceiling light point and window overlooking the front garden.

BEDROOM/STUDY

9' 4" x 9' 5" (2.84m x 2.87m)

Window to side, ceiling light point and storage cupboard.

BEDROOM

9' 10" x 13' 0" (3m x 3.96m) widest points

Two windows to side and rear, ceiling light point and cupboard offering hanging space and overhead storage.

STORAGE ROOM

17' 7" x 8' 0" (5.36m x 2.44m)

Some restricted head height and light.

BATHROOM

5' 0" x 11' 10" (1.52m x 3.61m)

Fitted with a three piece suite in white comprising of WC, wash hand basin and bath. Tiled splash backs and window to side.

EXTERIOR

Double gated driveway with access to extensive driveway and access to double garage. Well established gardens laid mostly to lawn with trees, shrubs and bushes and enclosed for privacy considerations which will be appreciated upon viewing.

GARAGE

17' 7" x 16' 5" (5.36m x 5m)

Double garage with two up and over doors, two windows, light and power.

