

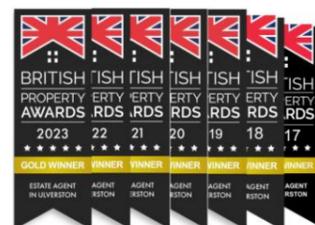
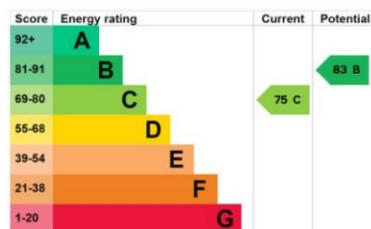
DIRECTIONS

On entering Barrow via Abbey Road from Mill Brow roundabout, and with Furness General Hospital on your right, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Follow the road round and take your first left into Sherborne Avenue and your second right into Tamworth Drive. Turn right into Hadleigh Drive and follow the road to the end of the cul de sac where will find the property.

The property can be found by using the following "What Three Words" <https://w3w.co/income.trip.rail>

GENERAL INFORMATION

- TENURE: Freehold
- COUNCIL TAX: D
- LOCAL AUTHORITY: Westmorland & Furness Council
- SERVICES: All mains services including, gas, electric, water and drainage.



Estate Agency Act 1979
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



£355,000



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GARAGE & PARKING

**26 Hadleigh Drive,
Barrow-in-Furness, LA13 0GR**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Spacious three/four bedroom, three storey detached family house situated in this highly popular location on the doorstep of Holbeck and Roose. Surrounding amenities include local shops including a Tesco Metro, two popular family Public Houses in The Ship and Crofters, bus routes to Barrow Town Centre and Roose Train Station as well as two excellent local schools in Yarlside Academy and Roose School as well as Fumess Academy and St Bernards being close by. Occupying a favourable plot with ample low maintenance gardens, driveway for several vehicles, a attached garage and enclosed rear garden. Complimented with uPVC double glazing, gas fired central heating system and comprises of entrance hallway, study/bedroom, superb kitchen/diner, sun room, doaks/WC to the ground floor with a lounge with Juliet balcony and two bedrooms, one with an ensuite and family bathroom to the first floor with a master bedroom with ensuite to the second floor. Early inspection strongly advised of what we expect will be a popular family home.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALL

Wooden flooring, radiator and stairs to first floor with under stairs cupboard. Door to study, cloakroom/WC and kitchen/diner.

CLOAKS/WC

Two piece suite comprising of WC and wash hand basin. Radiator.

STUDY

11' 6" x 7' 9" (3.51m x 2.36m)
UPVC double glazed window to front, wooden flooring and radiator

KITCHEN/DINER

11' 6" x 20' 7" (3.51m x 6.27m)
Fantastic kitchen which is fitted with a good range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap and modern splash back. Integrated electric oven and gas hob with cooker hood over and integrated dishwasher. Space for fridge/freezer, wood laminate flooring and radiator. Open to:

SUN ROOM

12' 4" x 10' 11" (3.76m x 3.33m)
PVC French style double glazed double doors and uPVC double glazed windows to the rear garden.

FIRST FLOOR LANDING

Access to lounge, two bedrooms and bathroom. Stairs to second floor.

LOUNGE

15' 7" x 11' 7" (4.75m x 3.53m)
Wood laminate flooring, two radiators and uPVC French style double glazed, double doors with Juliet balcony to the rear.

BEDROOM

10' 5" x 10' 2" (3.18m x 3.1m) Double room with uPVC double glazed window to front, wood laminate flooring and radiator. Door to:

EN-SUITE

Three piece suite comprising of WC, wash hand basin and shower cubicle. Heated towel rail and tiling.



BEDROOM

10' 4" x 9' 0" (3.15m x 2.74m)
Wood laminate flooring, uPVC double glazed window to rear and radiator.

BATHROOM

Modern three piece suite comprising of WC, wash hand vanity basin and bath. Tiling to walls, heated towel rail and uPVC double glazed window to front.

SECOND FLOOR LANDING

Access to bedroom.

MASTER BEDROOM

17' 7" x 21' 3" (5.36m x 6.48m)
Double room with three roof windows to front and rear, two wardrobes, wood laminate flooring and two radiators. Door to:

EN-SUITE

Three piece suit comprising of WC, wash hand basin and shower cubicle. Tiling, heated towel rail and roof window.

EXTERIOR

Low maintenance garden and patio to rear which is enclosed for privacy considerations. Driveway to front with parking for several vehicles and access to the integral garage.

GARAGE

19' 8" x 8' 4" (5.99m x 2.54m)
Single garage with up and over door, light and power. Housing the wall mounted combination boiler for the hot water and heating system.

